



May 17, 2017

Philip Whitehill, Director
RLH Construction, LLC
5500 Vista View Wy.
Oviedo, FL 32785
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For: Tom Sabin, GSSW OL LC & Radebaugh Props. Inc., Dallas, TX

RE: Letter of Determination for Temporary Use Permit for Mercedes Benz Vehicle Inventory Storage Yard on the Sabin PD Property on (South) Millenia Blvd. (LDC2017-00204)

Mr. Whitehill:

I have reviewed your Planning Official Determination application seeking approval of a vehicle inventory storage yard for South Orlando Mercedes-Benz, to be on the Sabin PD property located on (South) Millenia Blvd., south of Radebaugh Way and Interstate 4. Your specific request is as follows:

“Mercedes-Benz of South Orlando is currently under contract to purchase Lot 2 of the Windrush-Radebaugh (Sabin) property on Millenia Boulevard and is scheduled to close on the transaction in mid-May. The referenced Determination request is to allow construction and operation of a temporary parking lot on the property for storage of vehicle inventory overflow associated with the existing Mercedes-Benz dealership located just over half a mile northeast of the property on Millenia Boulevard. As previously discussed with City staff, the existing dealership has outgrown its location and intends to relocate to the Windrush-Radebaugh (Sabin) property. The temporary parking lot will be used for vehicle storage only and is not intended to be used for sales or other customer interaction.

The proposed parking lot will be paved and will contain approximately 150 parking spaces. Since it will be used for storage of vehicles for sale, it will be secured with temporary fencing, lighting and full-time security. The security personnel will be the only non-inventory parking allowed on the property. The temporary fencing will be 6-foot high black vinyl-coated chain link fence (no barbed wire) and the temporary lighting will be shielded fixtures to minimize light trespass onto adjacent properties, with a maximum mounting height of 30 feet. The temporary lighting will be powered by temporary overhead electric lines.

Once completed, the temporary parking lot will be used for storage of vehicle inventory for a period of up to 12 months. Within 4 months of completing the temporary parking lot, an application for Master Plan approval will be submitted to the City of Orlando for the new Mercedes-Benz of South Orlando relocation. Final design and permitting will then take place, with the goal being to commence construction on the relocated facilities as quickly as possible. Upon commencement of construction for the relocated facilities, the temporary parking lot will cease to be used for storage of vehicle inventory but may be used as a secure staging area during construction. At the appropriate time during construction of the relocated facilities, the temporary parking lot and associated fencing and lighting will be removed and replaced with permanent improvements consistent with the approved Master Plan.”

In response to your request, please note the following:

- The proposed vehicle inventory storage lot will occupy a 1.37-acre portion of the Sabin (Windrush-Radebaugh) Planned Development, which is located on the west side of the southern portion of Millenia Blvd., south of Radebaugh Way and east of Interstate 4. The site has previously been cleared and seeded/sodded by the Sabin PD master developer.
- The property will be used for a paved 150-space inventory parking area for the existing South Orlando Mercedes Benz dealership, located at 4301 Millenia Blvd. The site will be enclosed by a 6-ft. tall vinyl-coated chain link fence and will have security lighting with shielded lights to not cast glare onto the adjacent multi-family residential units to the southwest. Only security personnel with the Mercedes-Benz dealership will have access to the vehicle storage yard.
- The temporary use will last up to 12 months, during which a Master Plan for relocation of the South Orlando Mercedes Benz dealership will be submitted, reviewed by the Municipal Planning Board and approved by the City Council, with construction of the new dealership to being forthwith. The temporary vehicle inventory storage lot will then cease and the parcel will be converted to a secure staging area while the new dealership is being constructed.
- City Code Section 58.831 limits any temporary use to a maximum period of six months within a 12-month period, unless otherwise authorized by City Council.

Determination

Your request to utilize a portion of the subject property as a 150-space inventory parking area for the South Orlando Mercedes Benz dealership is hereby approved for up to six (6) months, until **November 17, 2017**. A longer time frame must be approved by City Council. This approval is subject to the following conditions:

- All activities on the subject property shall comply with the City's lighting ordinance contained in City Code Chapter 63 Part 2M.
- Unloading of vehicles into the vehicle storage yard must NOT occur on Millenia Blvd. Vehicle transport vehicles must use Millenia Palms Dr. or the entry drive into said vehicle storage yard from Millenia Palms Dr. Damage to City rights-of-way caused by transport of vehicles, or equipment when used for a secure staging area, must be repaired, as required by City code and acknowledged by you in a letter included with the site permit application.
- The proposed vinyl-coated chain-link fence must be properly maintained. Any damage to it or the adjacent properties along Millenia Palms Dr. must also be repaired.
- Vehicles or equipment stored within the subject property shall not exceed 10 ft. in height.

- Upon completion of construction of the new South Orlando Mercedes Benz dealership, the subject property, if not made part of the new dealership, must be restored to the condition it was prior to the creation of the vehicle storage lot.

As noted above, City Council approval is required for any temporary use lasting longer than six (6) months, so staff will prepare a City Council summary, to place the Temporary Use request on the next available City Council agenda, tentatively for June 5, 2017.

If you need additional information, please contact Jim Burnett, Planner III, at 407-246-3609, or at james.burnett@cityoforlando.net.

Sincerely,

Dean Grandin, Jr., AICP
Planning Official

C: T. Johnson, Office of Permitting Services (via email)

Site Plan, Vehicle Storage Parking Area

