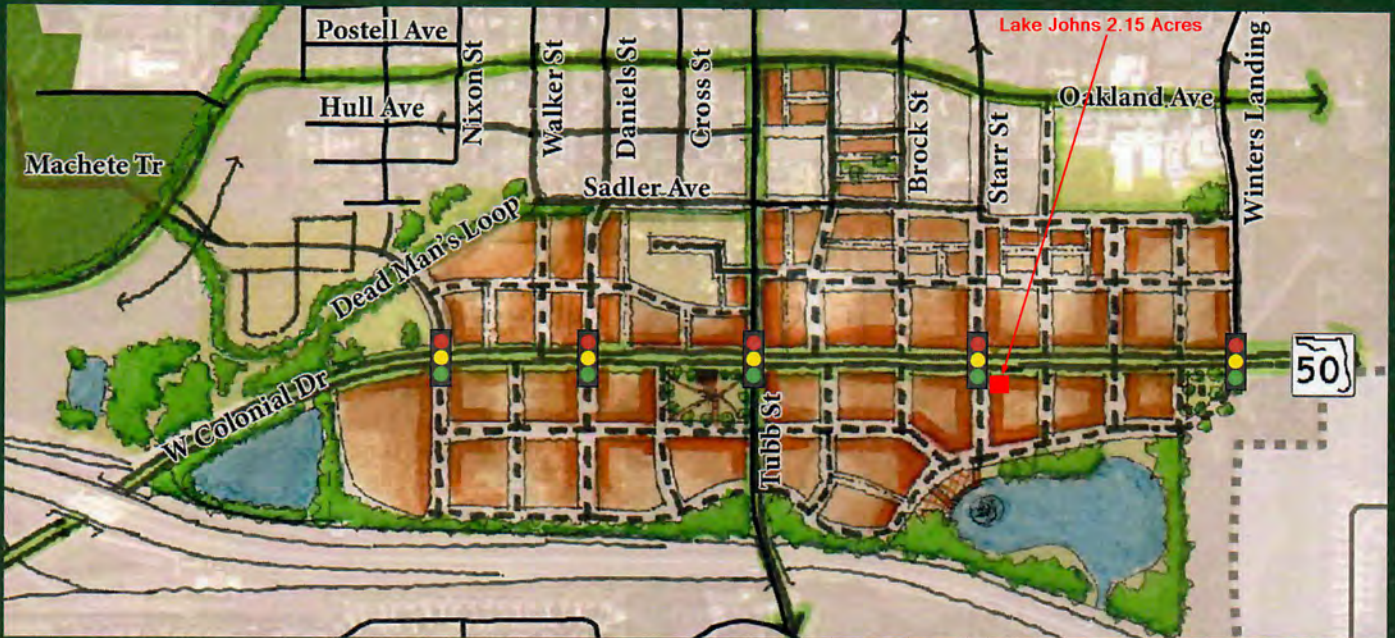


30 Acre Assemblage Oakland at FL Turnpike (Exit 272)



Urban Design Direction



SR 50 / Colonial Drive TOD

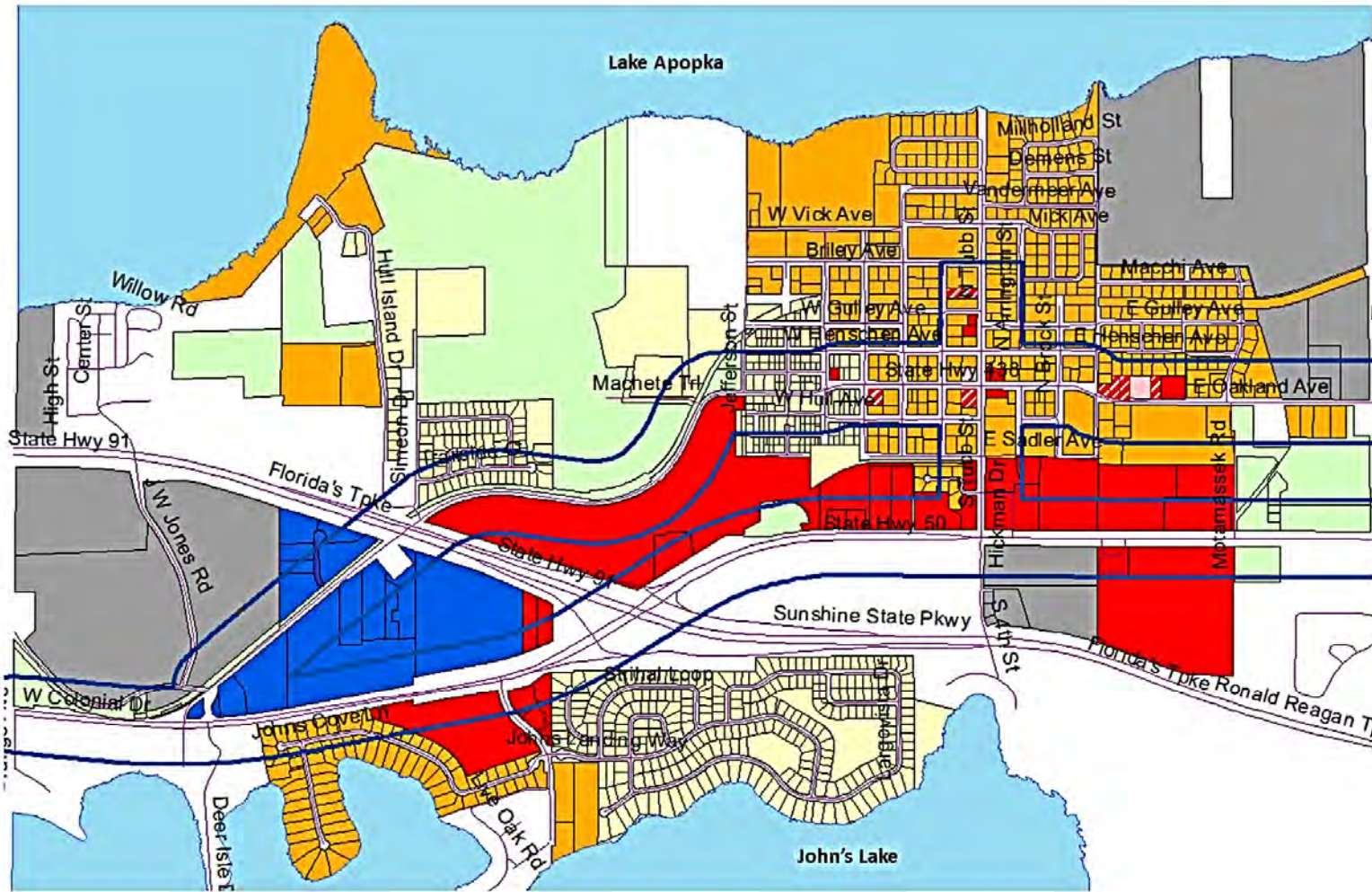
This area explores potential development along SR 50 with a focus on the intersection of Tubb Street and SR 50 as a regional transit hub for a potential extension of LYNX Bus Rapid Transit (BRT) service on SR 50. The existing street grid is extended to and across SR 50 with new intersections. This breaks down the suburban nature of SR 50 into downtown streets and blocks. The spacing and context is similar to SR 50 near Mills Avenue in Downtown Orlando. Building size are expected to be a mix of uses, taller, and allow more density, but begin to step down as they move north towards the existing residential areas. Green space, stormwater gardens and parks, and the application of the Complete Street standards have been incorporated into the illustrative scenario. As this plan would change the Context Classification of SR 50 from C3 (Suburban) to C4 (Urban General) or C5 (Urban Center), additional signalized intersections with pedestrian crosswalks on each side are anticipated in this scenario.

Turnpike Pocket TOD

This area is anticipated to be slightly less dense than the SR 50 TOD area and include other land use building types such as hotels, single-use commercial, office, as well as mixed-use residential, also served by a potential transit station. Existing streets south of SR50 are extended across and new interior streets would facilitate parking and circulation. The overall block structure is organized around existing parcels so various blocks can be developed over time without impacting other existing

businesses. As this plan would change the Context Classification of SR 50 from C3 (Suburban) to C4 (Urban General), additional signalized intersections with pedestrian crosswalks on each side are anticipated - especially the potential for bicycle and pedestrian connections from the neighborhoods of John's Landing and Deer Island to the West Orange Trail and downtown Oakland.





- Zoning Codes**
- A-1 (Agricultural District)
 - R-1 (Single Family Residential District)
 - R-1A (Single Family Residential District)
 - RNC (Residential and Neighborhood Commercial District)
 - C-1 (Commercial District)
 - C-2 (Commercial Restricted District)
 - I-1 (Industrial District)
 - PUD (Planned Unit Development)
 - (Tubb Street/Oakland Ave. Overlay)







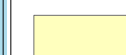






Dated: December 15, 2016
 Compiled by Town of Oakland
 Planning and Zoning Department

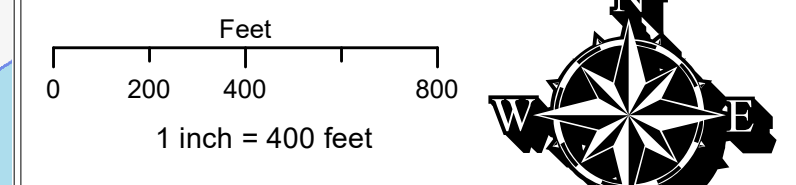
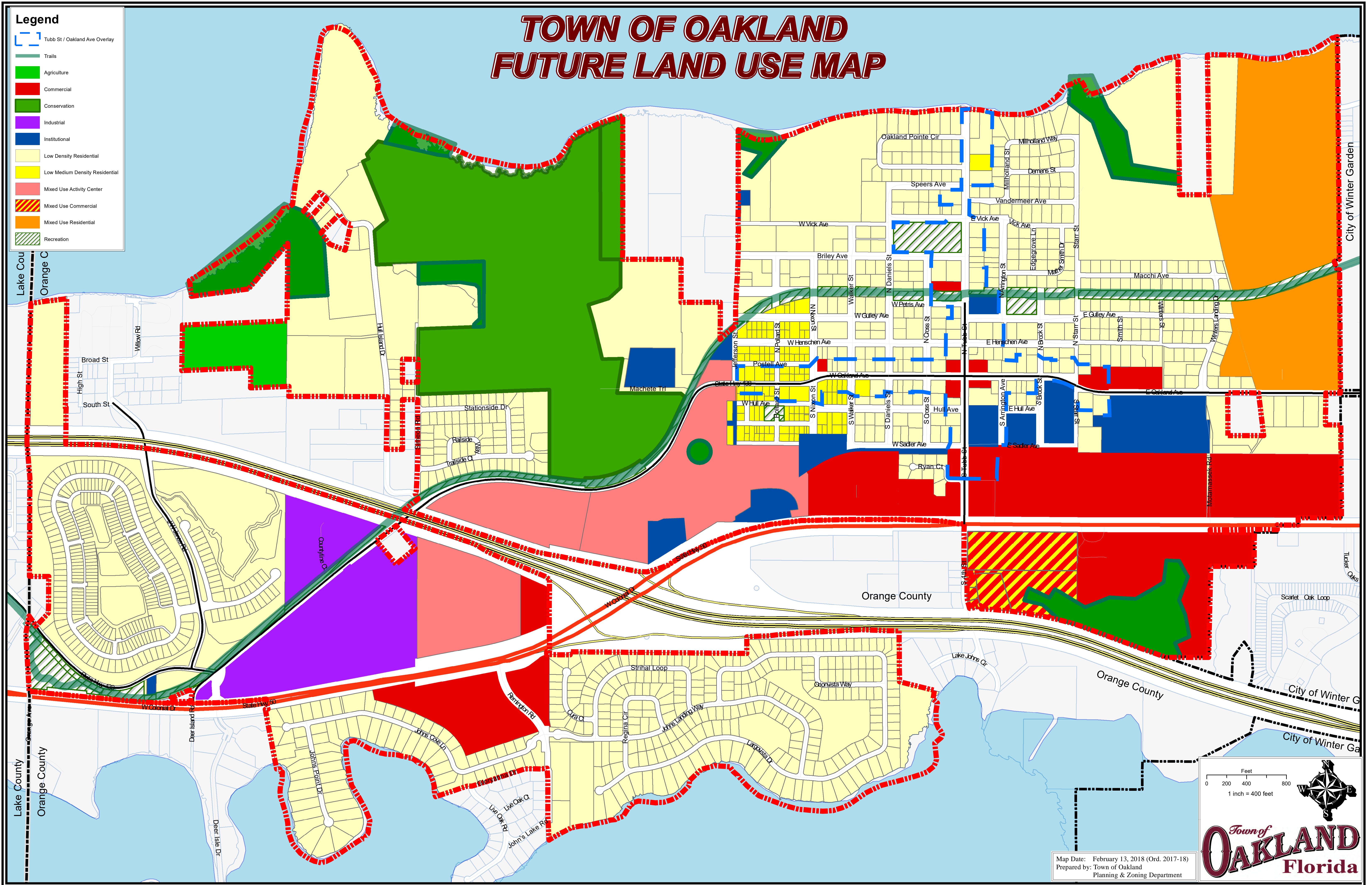


Town of Oakland Zoning Map

TOWN OF OAKLAND FUTURE LAND USE MAP

Legend

-  Tubb St / Oakland Ave Overlay
-  Trails
-  Agriculture
-  Commercial
-  Conservation
-  Industrial
-  Institutional
-  Low Density Residential
-  Low Medium Density Residential
-  Mixed Use Activity Center
-  Mixed Use Commercial
-  Mixed Use Residential
-  Recreation



Map Date: February 13, 2018 (Ord. 2017-18)
 Prepared by: Town of Oakland
 Planning & Zoning Department

Town of
OAKLAND
 Florida



TOWN OF OAKLAND	DEWITT OAKLAND PARCEL	 PE# 20850 CO# 6543 MONTVERDE ENGINEERING INC. <small>P.O. BOX 5014, MONTEVERDE, FL 32956 PHONE 888-222-4329</small>	SHEET NO.	1 OF 1
			DATE	1/28/10