



Town Hall
P.O. Box 98
230 North Tubb Street
Oakland, Florida 34760
407.656.1117 (voice) 407.656.2940 (fax)

**Planning and Zoning Board Meeting Agenda
March 17, 2026 – 6:30 p.m.
Oakland Meeting Hall
221 N. Arrington Street, Oakland, FL 34760**

All hearings are open to the public. Any interested party is invited to offer comments in person at the public hearing, or in advance by 5:00 p.m. on Monday, March 16, 2026, in writing to the Town of Oakland, PO Box 98, Oakland FL 34760, or by e-mail to kheard@oaklandfl.gov. Any party appealing a land use decision made at a public hearing must ensure that a verbatim record of the proceedings is made, which includes the evidence and testimony that is the basis of the appeal.(\$286.0105). Any person needing special accommodations to attend a meeting must contact the Town Clerk at 407-656-1117 x2110 at least 48 hours before the meeting.

- 1. **CALL TO ORDER**
Pledge of Allegiance
- 2. **ROLL CALL** (Town Clerk)
- 3. **PUBLIC FORUM**
(You may be recognized to address matters not on the agenda. Three-minute limit.)
- 4. **APPROVAL OF MINUTES**
Approval of the October 21, 2025 Minutes.
- 5. **NEW BUSINESS**
Turnpike Commerce Park, 16360 West Colonial Drive – Design Review
- 6. **ADJOURNMENT**

Zoom Instructions:
Please click the link below to join the meeting:
<https://us02web.zoom.us/j/87603382683>
Passcode: vrALN4

Listen via audio:
+1-305-224-1968 US
Webinar ID: 876 0338 2683
Passcode: 943363

**PLANNING & ZONING BOARD MEETING
MEETING MINUTES
OCTOBER 21, 2025
6:30 P.M.**

CALL TO ORDER:

This meeting was held in-person and livestreamed as a Zoom webinar. Town Clerk Heard called the Planning and Zoning Board Meeting to order at 6:30 p.m. at the Oakland Meeting Hall followed by the Pledge of Allegiance.

ROLL CALL:

Present: Michael Elliott
Ed Kulakowski
Matt Sutton

Absent: Zac Brown and Nancy Ross

ELECTIONS OF CHAIR & VICE-CHAIR:

Town Clerk Heard asked for nominations for Chair.

MOTION was made by Member Elliott, seconded by Member Sutton, to nominate Member Brown as chair.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays with Members Brown and Ross absent.

Town Clerk Heard asked for nominations for Vice Chair.

MOTION was made by Member Sutton, seconded by Member Kulakowski, to nominate Member Elliott as Vice Chair.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Brown and Ross absent.

PUBLIC FORUM:

Vice Chair Elliott opened the floor for public forum. With no public coming forward, the floor was closed.

APPROVAL OF MINUTES:

Minutes – 11-19-2024 Regular Meeting

MOTION was made by Member Kulakowski, seconded by Member Sutton, to approve the minutes of the November 19, 2024, Regular Meeting as presented.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Brown and Ross absent.

NEW BUSINESS:

a. **Briley Farm Phase 2 – First Amendment to Development Agreement and Preliminary Subdivision Plan**

Planner Brad Cornelius (*Contracted Town Planner with Wade Trim*) provided a PowerPoint presentation for the proposed Briley Farm Phase 2 First Amendment to Development Agreement and Preliminary Subdivision Plan. Please see attached presentation for details.

A summary of the presentation was as follows:

In 2021 and 2022, the Town Commission approved the Briley Farm development, which is comprised of three (3) parts; Phase 1A (19 single-family lots), Phase 1B (27 lots), and Phase 2 (111 lots). However, only Phase 2 was approved as a Planned Development (PD) zoning with a development agreement.

In June 2022, the Town Commission approved the development agreement for Briley Farm Phase 2. This development agreement included the development of 111 single-family lots. In addition, the development agreement included a condition that stated:

“Design Guidelines and Architectural Manual. The Subject Property shall be developed consistent with the Briley Farms Design Guidelines and Architectural Manual dated February 28, 2022, (as may be amended only with the consent of the Town), and on file with the Town Clerk.”

However, the “Briley Farms Design Guidelines and Architectural Manual” was never completed nor submitted to the Town. This has been researched by the Town Clerk and confirmed.

In addition, the current developer (Briley Land Holdings, LLC) has proposed to amend the project to reduce the number of dwelling units from 111 to 87 and reconfigure the lot layout. Consequently, the developer is requesting the first amendment to the development agreement and preliminary subdivision plan to obtain approval for the revised lot layout and approval of the design guidelines and architectural manual for Briley Farm Phase 2.

The primary proposed amendments to the development agreement are:

1. Reduction in lots from 111 to 87 and new lot layout;
2. Design Guidelines and Architectural Standards for the proposed homes;
3. Transportation improvement payment of \$85,000 to the Town and future payment of road impact fees for each building permit;
4. Tree protection and mitigation as required by the Town's tree ordinance and allowance for tree replacements of a minimum of 2 trees for each residential lot and trees planted in open space and park dedication areas. \$50 per DBH inch replacement mitigation fee for trees not replaced; and
5. Regional Lift Station and Force Main proportionate share payment of \$199,333 to the Town and future payment of wastewater impact fees for each building permit;

All other conditions of the original Briley Farm development agreement, approved in 2022, remain in full force and effect. The proposed design guidelines are consistent with the previously approved design guidelines for Briley Farm Phase 1.

The Town's Appearance Review Board (ARB) reviewed the proposed architectural standards and design guidelines proposed for Briley Farm Phase 2 at their October 7, 2025, meeting. The ARB unanimously recommended approval.

In addition, the P&Z Board is requested to make a recommendation on the proposed preliminary subdivision plan. The preliminary subdivision plan is consistent with the proposed First Amendment to the Development Agreement. The preliminary subdivision plan was also reviewed and approved by the Town's contracted engineer, Allen Lane, PE, CPH.

The P&Z Board's recommendation will be presented to the Town Commission on October 28, 2025.

On behalf of the applicant, Bobby Johnson, P.E., with Gemini Land Development, Inc., was available to answer any questions.

Planning and Zoning Board discussion was as follows:

Member Kulakowski questioned how this may impact the Town's potable water supply.

- Planner Cornelius explained CPH reassessed the capacity with this project and determined there is sufficient capacity with the current treatment plant to serve this project without any expansion. The Town is currently in the process of updating the Consumptive Use Permit, but there is no limitation on the plant capacity for this project.
- Bobby Johnson, P.E., (applicant) informed the board in the Development Agreement there is a provision that the developer has to provide a water pipe connection for irrigation to connect to a future alternative water supply and not the potable water.
Discussion ensued regarding the future alternative water supply.

Vice Chair Elliott opened the floor for public comment. With no public coming forward, the floor was closed.

MOTION was made by Member Kulakowski, seconded by Member Sutton, to approve the Briley Farm Phase 2 First Amendment to Development Agreement and Preliminary Subdivision Plan.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Brown and Ross absent.

b. 4th Street Village – First Amendment to Development Agreement, Buildings Designs and Preliminary Subdivision Plan

Planner Brad Cornelius (*Contracted Town Planner with Wade Trim*) provided a PowerPoint presentation for the proposed 4th Street Village First Amendment to Development Agreement, Buildings Designs and Preliminary Subdivision Plan. Please see attached presentation for details.

A summary of the presentation was as follows:

At the April 23, 2024, Town Commission meeting, the Town Commission approved Ordinance 2024-04 for the 4th Street Village Planned Development and Development Agreement. The applicant/owner/developer is Oakland West Five Zero, LLC. This approval provided for 190 multi-family dwelling units, commercial/office between 40,000 square feet and 150,000 square feet, and a public gathering/entertainment area. The conceptual site plan approved by Ordinance 2024-04 is shown below. The previous approved conceptual site plan had the commercial/office in the northern portion of the property, and the multi-family was located in the southern portion of the property. The public gathering/entertainment area was located in the southeast section of the property.

In July 2025, the applicant submitted an amendment to the Town to the previously approved 4th Street Village Planned Development/Development Agreement, proposed building design plans, and preliminary subdivision plan. The applicant has revised the site/building layout. The revised site/building layout is still consistent with the previous Town Commission approval with the commercial/office located in the northern portion of the property, and the multi-family located in the southern portion of the property. Also, the proposed development is also consistent with the previous approval with 190 multi-family units and 73,516 square feet of commercial/office development. However, the building layout and sizes are significantly different than what was previously approved.

The primary changes are as follows:

1. The public gathering/entertainment area is moved to the northwest corner of the property;
2. Commercial/office buildings in the northern portion of the property are reoriented to front along SR 50;
3. The sizes of the commercial/office buildings are different, and buildings B, D, E are larger in width than the standard for large commercial buildings in the Town's design standards in the LDC.

4. The multi-family building is now proposed as one unified building and not separate buildings. The size of the proposed multi-family building is larger than the standard in the Town's design standards in the LDC (floor plate and depth). However, the height of the proposed multi-family building, 4 stories, is compliant.
5. The internal east-west "road" near the center of the property was originally intended to be dedicated to the Town to be part of a future new frontage/reverse frontage road parallel to SR 50. However, with the acquisition by Orange County of the property directly to the east of the subject property for conservation land, the ability to extend this "road" to the east is eliminated. The revised plan now has the "road" maintained by the applicant and not dedicated to the Town.

The applicant also submitted proposed building elevations for the project for the Town's approval. The proposed building elevation were reviewed by the Town's Appearance Review Board (ARB) at their meeting on October 7, 2025. The ARB recommended approval of the proposed building elevations with one condition. The ARB recommended condition was that the buildings that have their backs facing SR 50 should be revised to add more architectural detailing to provide a better interface with SR 50.

The proposed First Amendment to the Development Agreement for this project provides for the following primary requirements:

1. Approval of the revised development plan;
2. Approval of the proposed building elevations;
3. Requires the owner/developer to make improvements to the Town's potable water and wastewater systems to serve the project and for their proportionate share of any other utility improvements that are needed that may also provide additional utility capacity for other properties in the town. If the owner/developer wishes to reserve capacity in the Town's utility system, then they must pay 20% of the impact fees due at the time of final engineering plan review;
4. Requires that 1,224 DBH inches of trees must be replaced. For trees that are not replaced, a payment of \$50 per DBH inch of tree not replaced;

The preliminary subdivision plan is also provided for approval. The preliminary subdivision plan is consistent with the proposed First Amendment to the Development Agreement and has been reviewed and approved by the Town's Contracted Engineer, Allen Lane, PE, CPH.

Please note that the proposed revised development plan of 190 multi-family dwelling units and 73,516 square feet of commercial/office is less intensive than the original approval with 190 multi-family dwelling units and up to 150,000 square feet of commercial/office.

Town staff finds that the proposed amendment to the 4th Street Village Planned Development, First Amendment to the Development Agreement, proposed building designs, and Preliminary Subdevelopment Plan are consistent with the Town's Comprehensive Plan and Land Development Code, and staff recommends that the P&Z Board approve the revised 4th Street Village project as presented.

The ARB recommended approval of the proposed building elevations with one condition that the buildings that have their backs facing SR 50 should be revised to add more architectural detailing to provide a better interface with SR 50.

On behalf of the applicant Oakland West Five Zero LLC, Steve Healy (Owner), Juan Gimeno and Nathan Griffis (Cuhaci Peterson) and Bobby Johnson, P.E., (Gemini Land Development, Inc.), were available to answer any questions.

Planning and Zoning Board discussion was as follows:

Member Kulakowski asked how many access points the property has and expressed concern about vehicles entering and exiting from 4th Street to SR 50 during peak hours. He also asked whether a traffic study had been conducted.

- Bobby Johnson, P.E. (applicant), stated that the property has two entrances: (1) the primary access from 4th Street, and (2) a secondary right-in/right-out access from SR 50. He added that 4th Street will be widened up to SR 50 and that a traffic study determined a single lane on 4th Street is adequate. Discussion followed regarding potential turn lanes from 4th Street and SR 50, and Mr. Johnson noted that SR 50 is under FDOT jurisdiction and that a turn lane into the property is not warranted.
- Planner Cornelius explained that access on the east side of the project is limited because Orange County purchased the adjacent parcel through their Green PLACE environmental land program and placed it under conservation, with a surrounding fence.

Vice Chair Elliott expressed concern about the event venue's parking, noting that there are limited spaces nearby.

- Bobby Johnson explained that the plans are centered on walkability, incorporating designated loading areas for drop-offs and pick-ups, as well as pedestrian access points throughout the site, but there are parking spaces adjacent to the event venue.
- Steve Healy (owner) explained their reasoning for the parking layout, noting that it was designed to support walkability and increase business visibility throughout the site. He also emphasized that they have provided more than the required number of parking spaces.

Vice Chair Elliott asked if the overall square footage of the multi-family unit stayed the same.

- Steve Healy (owner) explained that the square footage was reduced after removing the three-bedroom units, as a market study indicated that one-and two-bedroom units were selling while three-bedroom units were not.

Vice Chair Elliott stated his primary concern is with traffic access.

Member Kulakowski asked where directional signage will be placed for the apartments.

- Steve Healy (owner) explained they are still working on the signage, but signage will be placed on the commercial buildings off of SR 50 and directional signage will be provided as well for the apartment building.

Vice Chair Elliott opened the floor for public comment.

Kimberly Parsons, 284 South 4th Street, stated her concerns are with traffic off of 4th Street; and further, the entranceway off of 4th Street is located right in front of their home, and she asked for a compromise on the location of the entranceway off of 4th Street.

With no further public coming forward, the floor was closed.

Town Attorney Velo advised the Board on the following, "Under Florida law, traffic concurrency ensures that public road facilities are adequate to handle traffic from new developments. However, concurrency is a management tool and not a basis for denial. Municipalities cannot reject a rezoning or development application solely because of anticipated traffic impacts. Instead, if the development causes or contributes to a deficiency in roadway capacity, the local government's role is to require mitigation consistent with a traffic study. This usually means the developer must fund or construct roadway improvements or contribute proportionally through impact fees, but it does not provide a basis for denial."

Planner Cornelius explained further that there was a traffic study done for this project in 2024 which was reviewed and approved by the Town's traffic engineer, CPH, and that analysis was based on a more intensive project than the one currently proposed.

Vice Chair Elliott noted that the most significant change is the reduction from four (4) access points to two (2), and asked whether the traffic study had been updated to reflect the revised layout.

- Planner Cornelius stated a revision of the traffic study is not warranted, because it only specifies a percentage of usage from each access point; and further, there is a reduction in traffic impact with the revised plans.

Vice Chair Elliott asked if any board members had any further comments or questions. With no further comments or questions, he asked for a motion.

MOTION was made by Member Kulakowski to approve the 4th Street Village First Amendment to Development Agreement.

Discussion ensued on what to include in the motion. Member Kulakowski withdrew the motion.

MOTION was made by Member Kulakowski, seconded by Member Sutton, to approve the 4th Street Village Preliminary Subdivision Plan.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Brown and Ross absent.

MOTION was made by Member Kulakowski, seconded by Member Sutton, to approve the 4th Street Village First Amendment to Development Agreement and Preliminary Subdivision Plan as presented.

Vice Chair Elliott asked if conditions can be placed in the motion. Town Attorney Velo stated recommended conditions can be placed in the motion.

Vice Chair Elliott stated he would like the access points reconsidered, because he does not think there are enough entry/exit ways into the development.

Member Kulakowski withdrew the motion.

Bobby Johnson, P.E. (applicant), clarified that the entrance and exit points shown are the only feasible options due to FDOT restrictions along SR 50, and because the 4th Street access is limited by SR 50 setbacks and the overpass to the south.

Vice Chair Elliott stated he would like the accessways to be researched further.

MOTION was made by Member Kulakowski, seconded by Member Sutton, to approve the 4th Street Village First Amendment to Development Agreement and Preliminary Subdivision Plan with a condition that it be considered to add an additional access point.

AYE: Elliott, Kulakowski, Sutton

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Brown and Ross absent.

ADJOURNMENT:

The meeting was adjourned at 7:53 p.m.

TOWN OF OAKLAND

Zac Brown, Chair

ATTEST:

Kathy Heard, CMC, Town Clerk



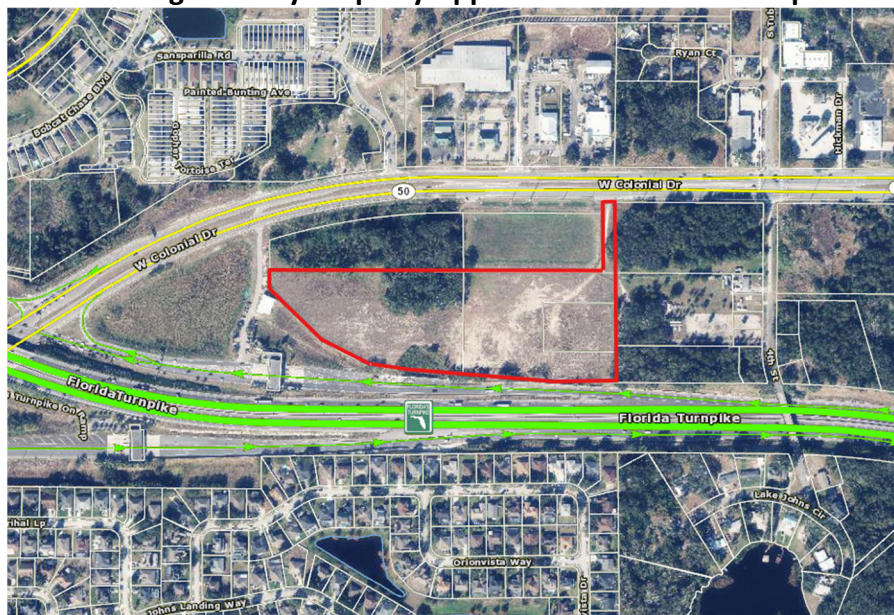
To: Planning and Zoning Board
From: Brad Cornelius, AICP; Sarah Mastison, AICP; and Taylor Hague, AICP – Contracted Town Planners
Subject: Turnpike Commerce Park – Design Review
Meeting Date: March 17, 2026

Background

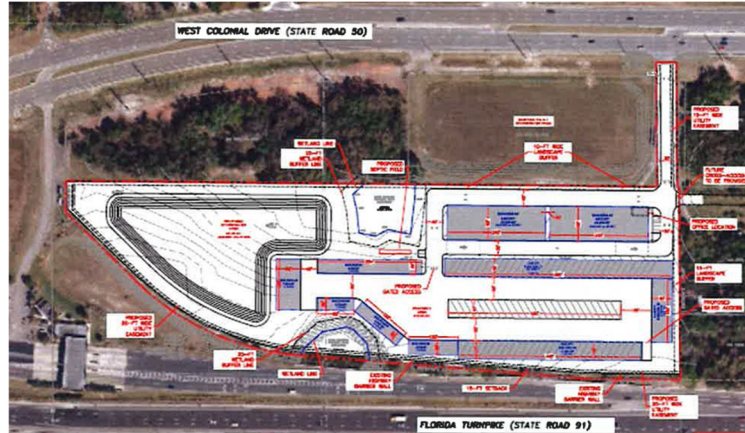
Regan O’Laughlin, PE, engineer of record and authorized agent of the property owner, submitted an architectural review application for the property generally located at 16360 West Colonial Drive. The purpose of this application is to review the Turnpike Commerce Park development proposal, which is a mixed industrial flex space.

The property generally located at 16360 West Colonial Drive is approximately 13.8-acre site comprising of four parcels of land located near the intersection of State Road 50 (West Colonial Drive) and the Florida Turnpike. It is designated Industrial on the Town of Oakland’s Future Land Use Map, zoned Industrial General (I-1), and is located within the Town’s Urban Corridor Design District.

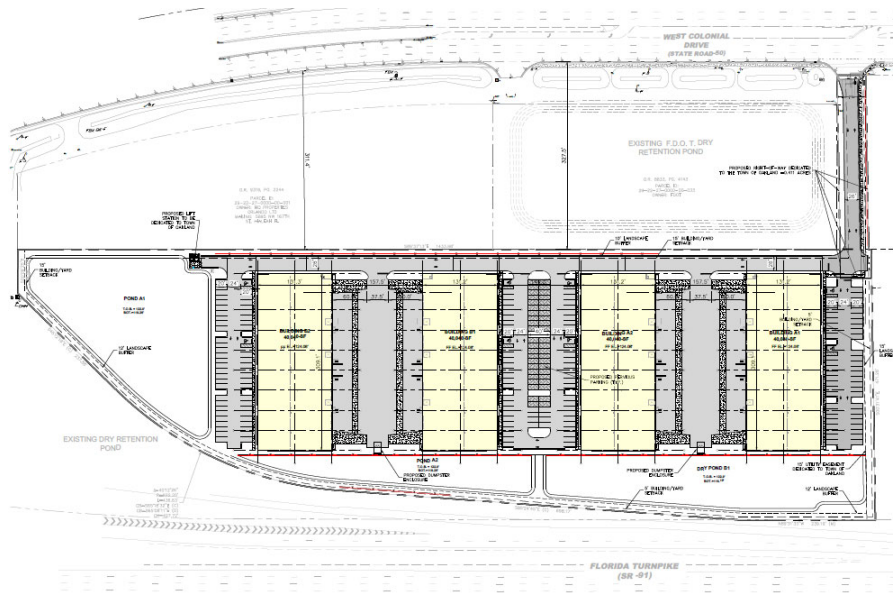
Orange County Property Appraiser Site Location Map



The subject site received prior site plan approval in 2021 for the development of the Secure Storage Oakland facility, which consisted of nine storage buildings totaling approximately 164,000 square feet, see below for reference. The proposal under this review is a separate and independent development that would replace the previously approved plans.



The Turnpike Commerce Park is proposed to consist of four single-story industrial flex buildings, each containing 40,040 square feet, for a total of 160,160 square feet. The buildings have a north-south orientation, with the end caps facing West Colonial Drive to the north and the Florida Turnpike to the south. Access to the development is provided via the narrow parcel of land, with identification number 29-22-27-0000-00-040, that connects the main portion of the site to West Colonial Drive. The applicant is dedicating this access to the Town as right-of-way. The preliminary conceptual plan, architectural building elevations, and digital renderings of the proposed buildings are provided below for reference. The full document sets, in addition to the site's proposed lighting plans, are provided as attachments to this staff report.





Architectural Elevations of Two East Buildings



Architectural Elevations of Two West Buildings



Digital Rendering 1 of the Eastern Buildings



Digital Rendering 2 of the Eastern Buildings

Section 2.3.4 of the Town’s Land Development Code empowers the Appearance Review Board to make recommendations on dimensional variances to the Town’s Design District requirements, special exceptions or variances. The applicant group provided a list of requested deviations from various requirements of the Land Development Code and standards of the Urban Corridor Design District, which are outlined below. The “Requested Variance” column reflects the justification provided by the applicant for each code deviation. Requested deviations that were subject to conditions placed on the approval by the Town’s Appearance Review Board have been outlined

in the "Staff Comments" column.

Standard	Required	Requested Variance	Staff Comments
Landscape Buffering	Section 4.3.2.1 - "When adjacent/abutting residential six-foot high brick screening walls shall be required the length of the property."	Based on the growth in the area there is anticipation that eventually the existing single family is redeveloped the wall would impact future connectivity and place making. In lieu of the wall we would prefer to install a fully screened landscape buffer.	The applicant is requesting to forgo the installation of a landscape buffer wall required by the LDC.
Parking	Section 4.12.1 - Parking requirements for industrial use types - "1 space for each bay, plus 1 space for each 100 square feet of floor space."	Request to utilize the parking rate generated by the Institute of Transportation Engineers for land use code 130, which calculates a required 1.01 parking spaces per 1,000 square feet of floor area for industrial parks.	The applicant is proposing 216 parking spaces, which is based on an accepted industry standard calculated by the Institute of Transportation Engineers for the proposed use type. This total is less than the 1,638 parking spaces that are required by the LDC. This is a 153.4% deviation from the requirements of the LDC.
Building Floorplate	Section 3.3.15 - The maximum building floorplate for industrial-type buildings is 32,000 square feet.	These buildings are oriented perpendicular to the major thoroughfares on both its northern and southern ends. This minimizes the massing and perspective issue of the increased footprint. In order to make this shallow bay product that caters to local, service-oriented tenants economical, we need additional economies of scale beyond the maximum 32,000 SF. The project will not be economically viable at those reduced footprints.	The applicant is proposing a building floorplate of 40,040 square feet per building, where the LDC restricts the maximum floorplate for industrial buildings to 32,000 square feet. This is a 22.3% deviation from the requirements of the LDC. The Town's Appearance Review Board provided a recommendation that the project maintains the maximum building floorplate requirements outlined by the Town's Land Development Code.

Building Orientation	Section 4.1.1.B - "The facade of all primary and accessory buildings must be oriented parallel to the primary frontage line."	The parcel is setback behind parcels that front SR-50 along its northern border. Along its southern border, the majority of the parcel is blocked from view by Turnpike screening structures. The project has brick and window fenestrations along both the northern and southern fronts to ensure that these facades are still aesthetically appealing. From an operations standpoint, the orientation of the buildings in regards to their parking in the front and their loading courts in the rear was critical in dictating the layout of the buildings on this site.	The applicant is requesting the building orientation in a way that orients the primary entrances towards the interior of the property, rather than towards primary frontages as required by the LDC.
Building Fenestration	Section 3.3.15 - The minimum building fenestration for industrial building types is 30% per floor.	The original elevations submitted by the applicant group proposed approximately 8% fenestration on the building facades fronting the Florida Turnpike and State Road 50. These were reviewed and approved by the Town's Appearance Review Board, with the condition that the elevations be revised to incorporate LDC-compliant 30% fenestration on all portions of the buildings that are visible from State Road 50 and the Florida Turnpike.	The applicant is proposing a right of way fronting building fenestration of 30% on the portions of the buildings visible from State Road 50 and the Florida Turnpike. This is in compliance with the condition of approval placed on the project by the Town's Appearance Review Board.

The subject project site is located within the Town of Oakland's Urban Corridor Design District. Per Section 3.3.7 of the Land Development Code. Part of the intent and purpose of this Design District is to accommodate attached, mixed use buildings adjacent to the town center that provide local and regional access to commercial uses, in addition to permitting larger buildings within the most intense part of the urban corridor. Approval of the Turnpike Commerce Park would enable the establishment of industrial flex space that would support job creation and employment growth near the intersection of two major transportation routes. Based on this, in addition to considerations of the nature of the buildings and proposed use, staff finds that the Turnpike Commerce Park with the requested deviations, and incorporating the conditions placed upon it by the Town's Appearance Review Board, fulfills the purpose and intent of the Urban Corridor Design District.

The applicant requests approval of the proposed development concept as presented. If approved, the concept plan will serve as the applicable reference design for the final engineering review and subsequent building permitting process. Based on staff's review, the proposed Turnpike Office Park is consistent with the intent of the Town's Design District and fulfills the standards of the Town's Land Development Code.

The applicant's proposed site plan, architectural plans, and lighting plan were reviewed by the Town's Appearance Review Board (ARB) at their March 3, 2026 meeting. The ARB recommended approval of the proposed project with the following conditions:

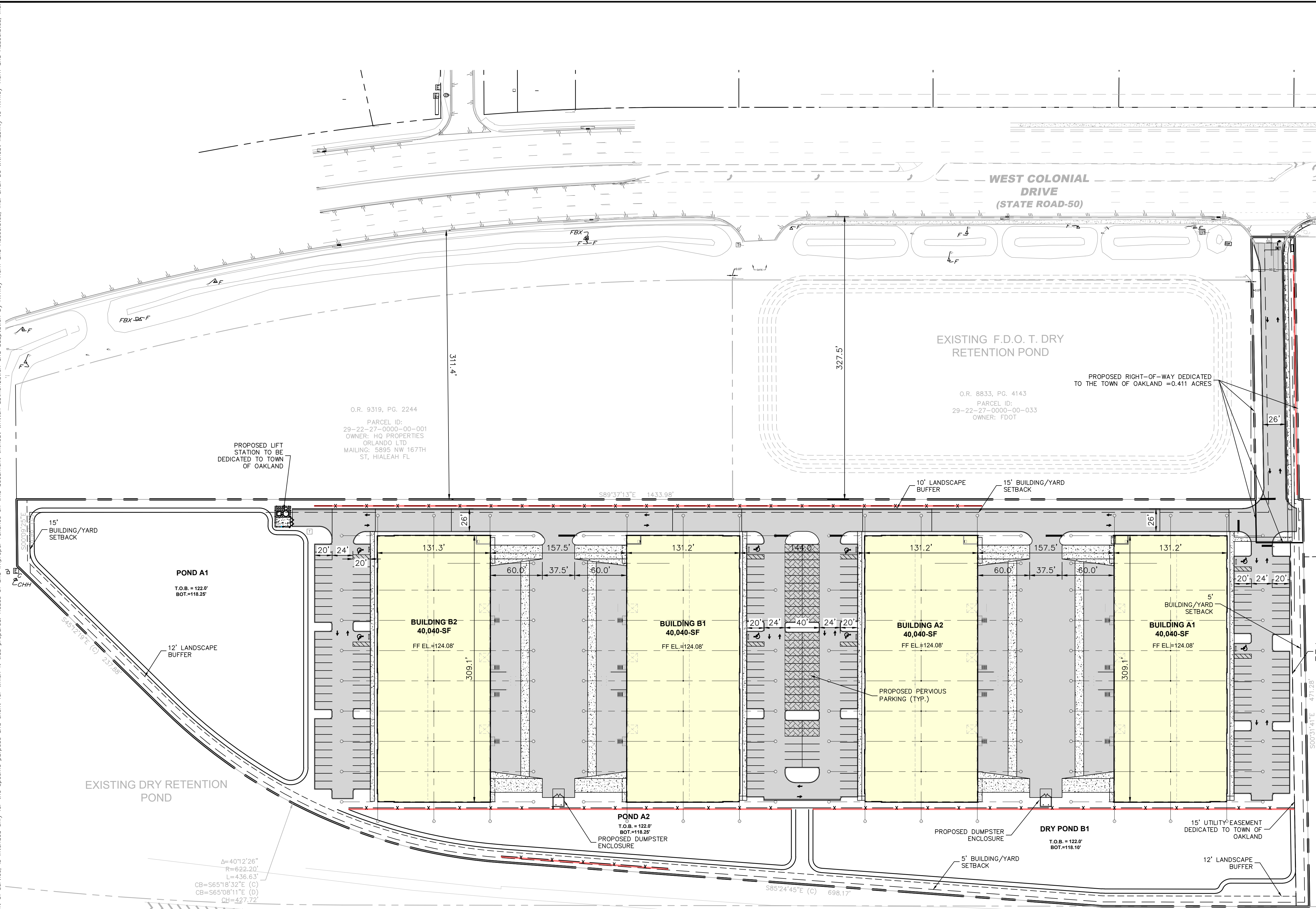
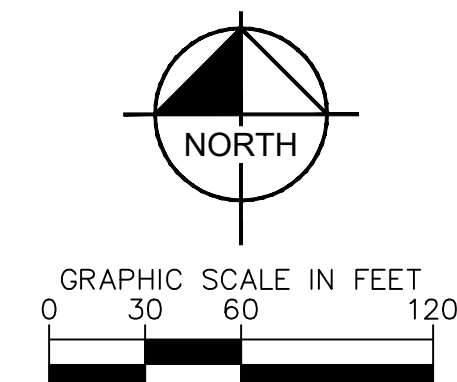
- The building elevations shall be revised to incorporate 30% fenestration, in compliance with the requirements of the Land Development Code, for all portions of the proposed buildings that are to be visible from the rights-of-way of State Road 50 and the Florida Turnpike.
- The Appearance Review Board transmitted a *recommendation* that the building floorplate requirement of the Land Development Code, which is 32,000 square feet for industrial buildings, be maintained. It should be noted that the adherence to the code-required building floorplate was not recorded as a formal condition of the Board's approval.

Town Staff Recommendation

Staff finds the proposed Turnpike Commerce Park substantially compliant with the Town of Oakland's Land Development Code (LDC) Design District requirements and recommends approval of the proposal provided with this agenda item.

Attachments

- Conceptual Civil Site Plan
- Architectural Floor Plan and Building Elevations
- Architectural Renderings
- Site Lighting Plan



OVERALL SITE DATA:
 TOTAL SITE AREA: 13.85 ACRES (603,461-SQ.FT.)
 R/W AREA DEDICATED TO OAKLAND: 0.41 ACRES (17,914-SQ.FT.)
 TOTAL PROJECT AREA (LESS R/W): 13.44 ACRES (585,547-SQ.FT.)
 ZONING: I-1 (INDUSTRIAL DISTRICT)
 FUTURE LAND USE: INDUSTRIAL
 EXISTING USE: RESIDENTIAL / UNDEVELOPED
 PROPOSED USE: WAREHOUSE FACILITY
 MAXIMUM BUILDING HEIGHT: 60-FT
 PROPOSED BUILDING HEIGHT: 30'-0" (ONE STORY)
 DESIGN DISTRICT: URBAN CORRIDOR

BUILDING (YARD) SETBACKS

FRONT (NORTH):	REQUIRED	PROVIDED
FRONT (NORTH):	15 FT	10 FT
SIDE (EAST):	5 FT	15 FT
SIDE (WEST):	15 FT	12 FT
REAR (SOUTH):	5 FT	12 FT

LANDSCAPE BUFFERS

FRONT (NORTH):	REQUIRED	PROVIDED
FRONT (NORTH):	N/A	10 FT
SIDE (EAST):	15 FT	15 FT
SIDE (WEST):	12 FT	12 FT
REAR (SOUTH):	12 FT	12 FT

REQUIRED PARKING CALCULATION

USE	**REQUIREMENT**	UNITS	REQUIRED SPACES
INDUSTRIAL PARK	1.01 SPACES PER 1,000-SQ.FT.	160,160	162
TOTAL REQUIRED PARKING SPACES			162

****PARKING PER I.T.E. LAND USE 130****

PROVIDED PARKING SPACES

SPACES	PROVIDED SPACES
STANDARD PARKING SPACES (9' x 20')	164
PERVIOUS PARKING SPACES (9' x 20')	44
ACCESSIBLE HANDICAP PARKING	8
TOTAL PROVIDED PARKING SPACES	216

20.4%

ACCESSIBLE PARKING SPACES REQUIRED PER ADA CHAPTER 2, TABLE 208.2

TOTAL PARKING SPACES PROVIDED	REQUIRED	PROVIDED
201 TO 300	7	8

DEVELOPMENT SUMMARY

LOT	USE	AC.	SQ.FT.	BUILDING SQ.FT.	F.A.R.
LOT	WAREHOUSE	13.442	585,547	160,160	0.274
R/W DEDICATION		0.411	17,914		
TOTAL		13.854	603,461		

PROPOSED DEVELOPMENT PROGRAM & BUILDING SUMMARY

BUILDING #	USE	STORIES	GROSS SQ.FT.
1 (A1)	WAREHOUSE	1	40,040
2 (A2)	WAREHOUSE	1	40,040
3 (B1)	WAREHOUSE	1	40,040
4 (B2)	WAREHOUSE	1	40,040
TOTAL			160,160

MAX. ALLOWABLE IMPERVIOUS AREA PER TOWN: 75.0% (10.08 AC)

IMPERVIOUS AREA BREAKDOWN - SITE (LESS R/W)

AREA	SF	AC	%
AREA	585,547	13.44	
PROPOSED BUILDING	160,160	3.677	27.4%
PAVEMENT & CONCRETE	200,939	4.613	34.3%
TOTAL IMPERVIOUS AREA	361,099	8.290	61.7%
POND AREA	130,316	2.992	22.3%
LANDSCAPE AREAS	94,132	2.161	16.1%
TOTAL PERVIOUS AREA	224,448	5.153	38.3%

IMPERVIOUS AREA BREAKDOWN - R/W

R/W AREA	SF	AC	%
R/W AREA	17,914	0.411	
PAVEMENT & CURB	10,491	0.241	58.6%
SIDEWALK	1,680	0.039	9.4%
TOTAL IMPERVIOUS AREA	12,171	0.279	67.9%
LANDSCAPE AREAS	5,743	0.132	32.1%
TOTAL PERVIOUS AREA	5,743	0.132	32.1%

FLOOD ZONE:
 BASED ON FEMA FIRM NUMBER 12095C0200H, DATED SEPTEMBER 24, 2021, THE PROPERTY IS LOCATED WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN."

NO.	REVISIONS	DATE	BY

Kimley & Horn
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 200 S ORANGE AVE. SUITE 600, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM
 REGISTRY NO. 35106

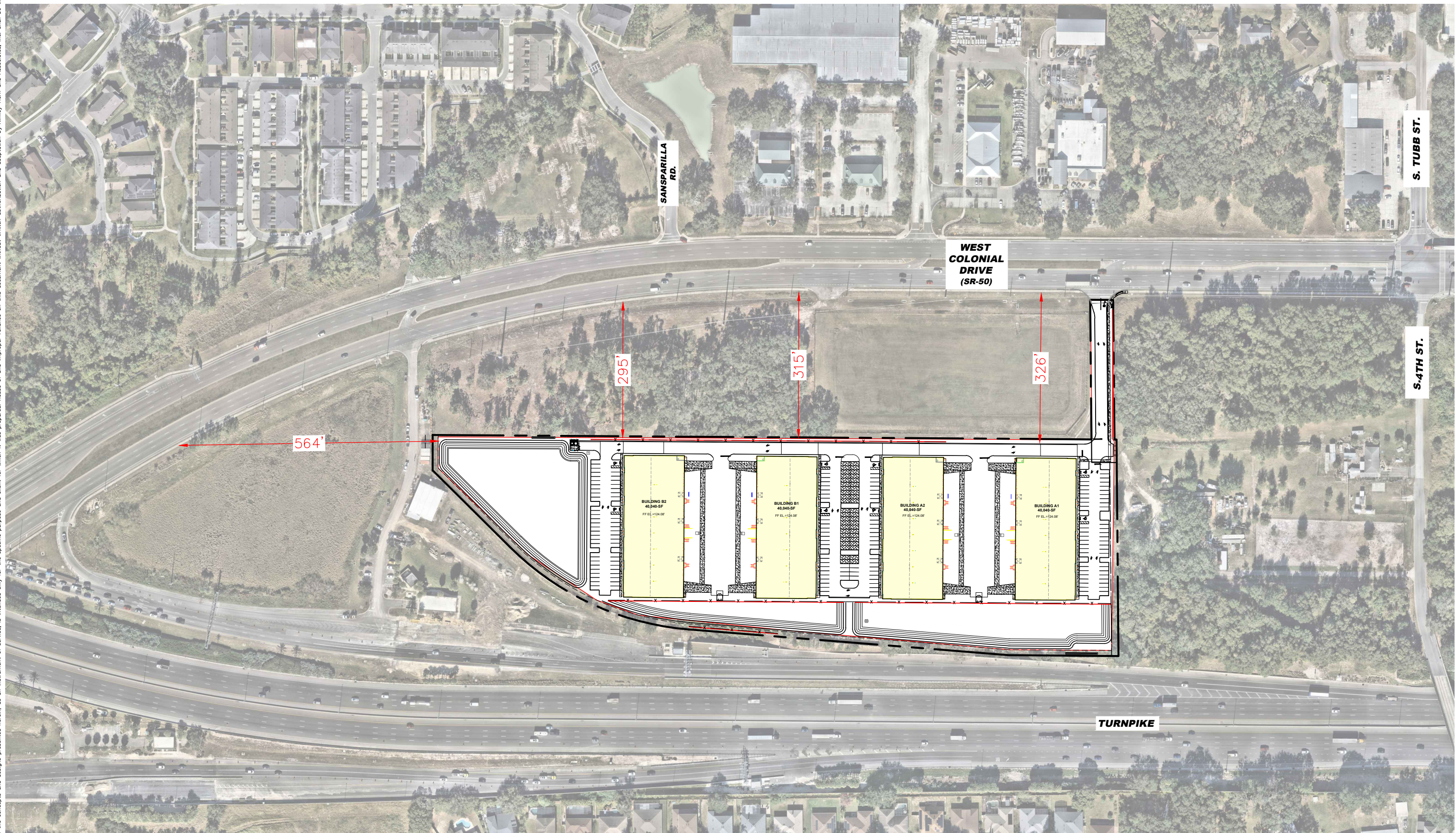
LICENSED PROFESSIONAL
 KHA PROJECT 249824000
 DATE 2/27/2026
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY
 REGAN J. O'LAUGHLIN, P.E.
 FLORIDA LICENSE NUMBER 68432
 DATE:

OVERALL SITE PLAN

TURNPIKE COMMERCE PARK
 FLORIDA
 TOWN OF OAKLAND
 SHEET NUMBER
C4.0

Plotted By: O'Laughlin, Regan - Sheet Set: TURNPIKE COMMERCE - Layout: C4.0 - March 05, 2026 - 03:15:03pm - K:\ORL\001\249824000 - Oakland Warehouse\CADD\CONSTR\PlanSheets\C4.0 - DWR SITE.dwg
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No.	REVISIONS	DATE	BY

Kimley >>> Horn
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AERIAL EXHIBIT

**TURNPIKE
 COMMERCE PARK**
 TOWN OF OAKLAND FLORIDA

SHEET NUMBER
EX-AR





0. SEE SHEET G012 SCOPE OF WORK FOR THE REQUIRED PROJECT SCOPE AND SPECIFICATIONS.
1. DIMENSIONS ARE TO THE COLUMN CENTERLINE, FACE OF TILT-WALL PANEL FACE OF MASONRY, OR FACE OF STUD UNLESS NOTED OTHERWISE.
2. HORIZONTAL REVEAL DIMENSIONS ARE TO THE TOP OF REVEAL.
3. VERTICAL REVEAL DIMENSIONS ARE TO THE RIGHT SIDE OF THE REVEAL.
4. TOP OF SLAB OR GROUND LEVEL ELEVATION DELINEATED ARCHITECTURALLY AT ELEVATION OF 0'-0". SEE CIVIL FOR ACTUAL TOP OF SLAB ELEVATION.



CONSULTANT LOGO

SEALS

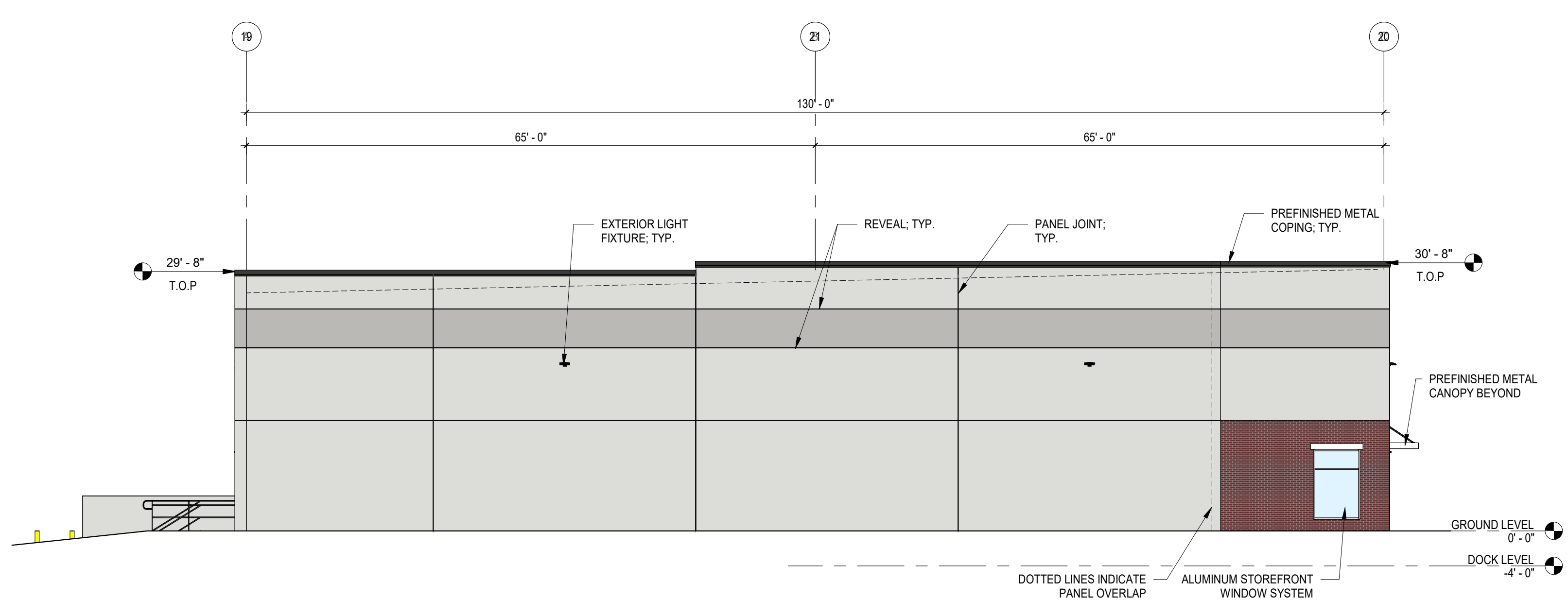
GREENBERG GIBBONS
OAKLAND CONCEPT
ORLANDO FLORIDA

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

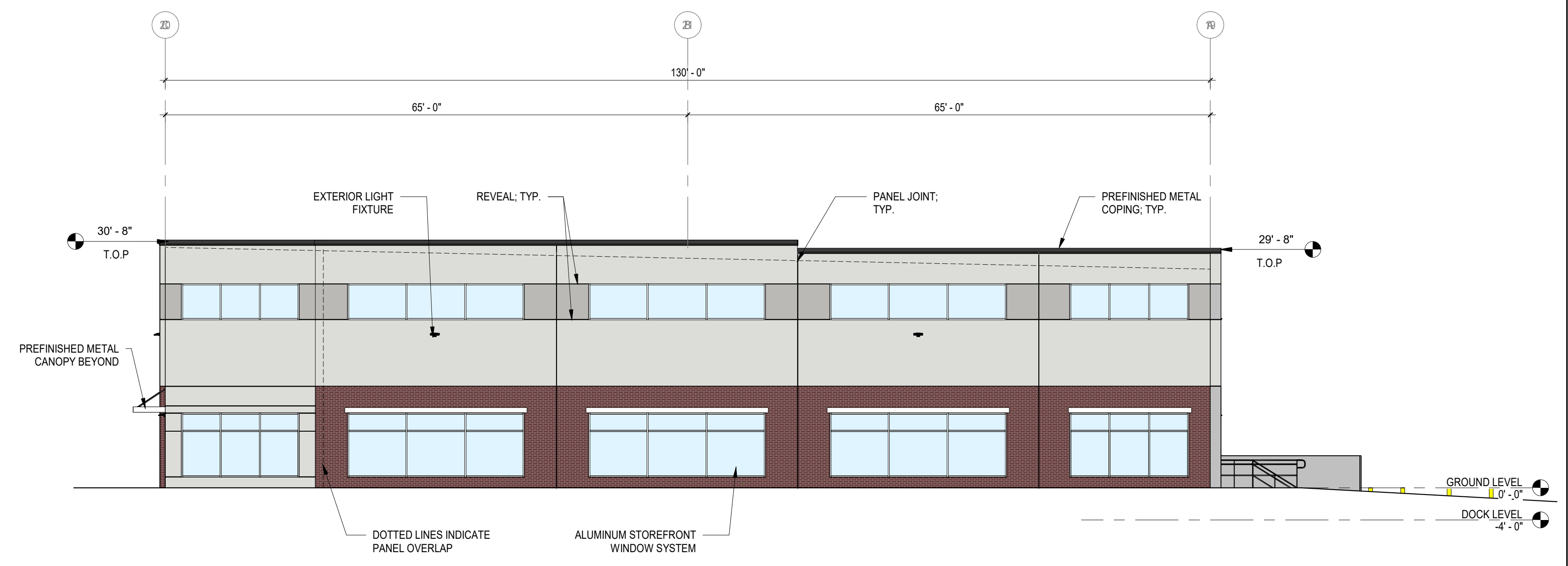
PRINCIPAL IN CHARGE: SD
PROJECT ARCHITECT: JP
DRAWN BY: KKD
SHEET TITLE:
OVERALL BUILDING ELEVATIONS

SHEET NO. PROJ. NO.
02600097.00

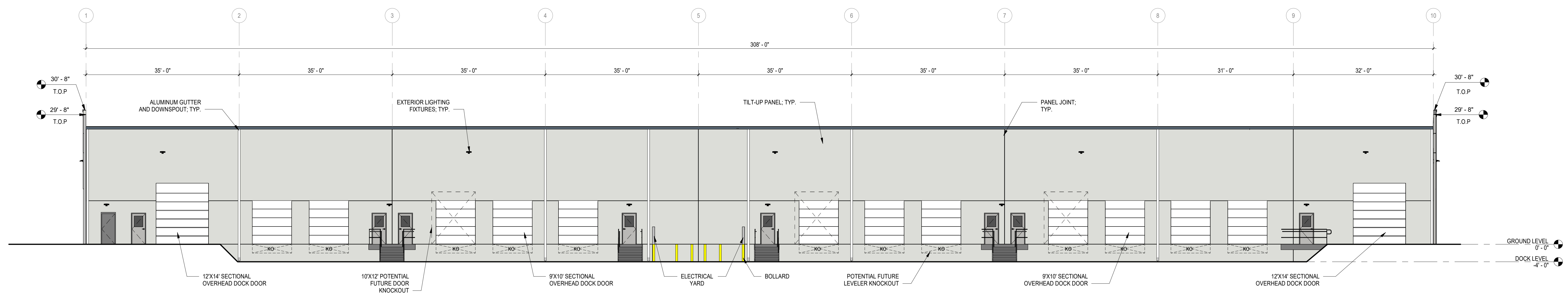
#1_A300



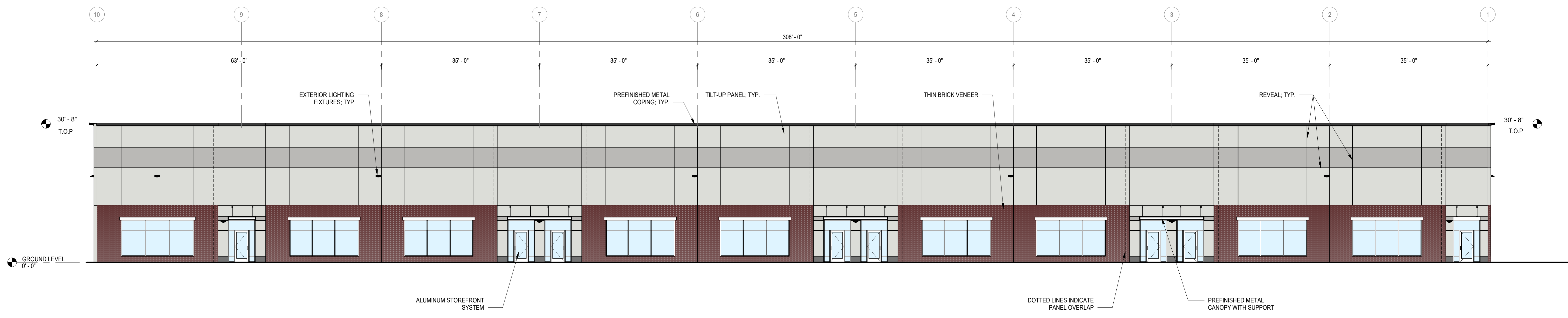
D1 OVERALL SOUTH ELEVATION - 2 BLDGS @ ENTRY
#1_A300 3/32" = 1'-0"



D2 OVERALL NORTH ELEVATION - 2 BLDGS @ ENTRY
#1_A300 3/32" = 1'-0"



B1 OVERALL WEST ELEVATION - 2 BLDGS @ ENTRY
#1_A300 3/32" = 1'-0"



A1 OVERALL EAST ELEVATION - 2 BLDGS @ ENTRY
#1_A300 3/32" = 1'-0"

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GENERAL NOTE

1. SEE SHEET 00/2 SCOPE OF WORK FOR THE REQUIRED PROJECT SCOPE AND SPECIFICATIONS.

CONSULTANT LOGO

SEALS

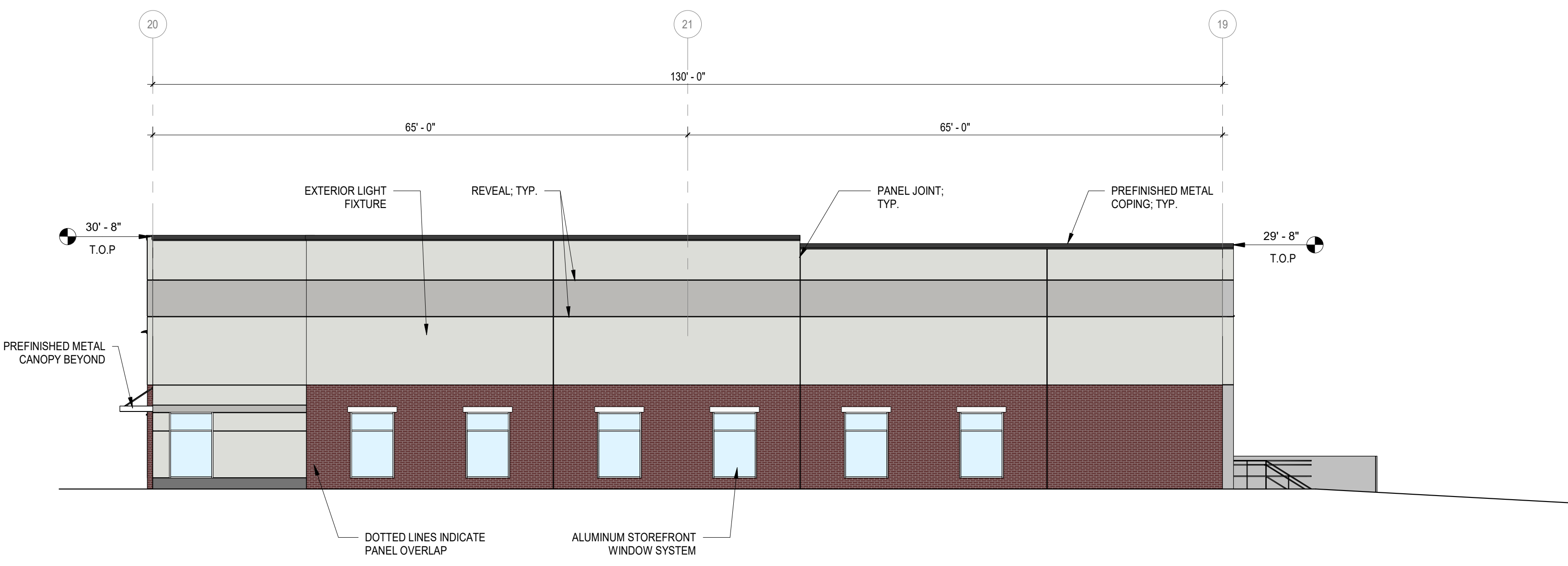
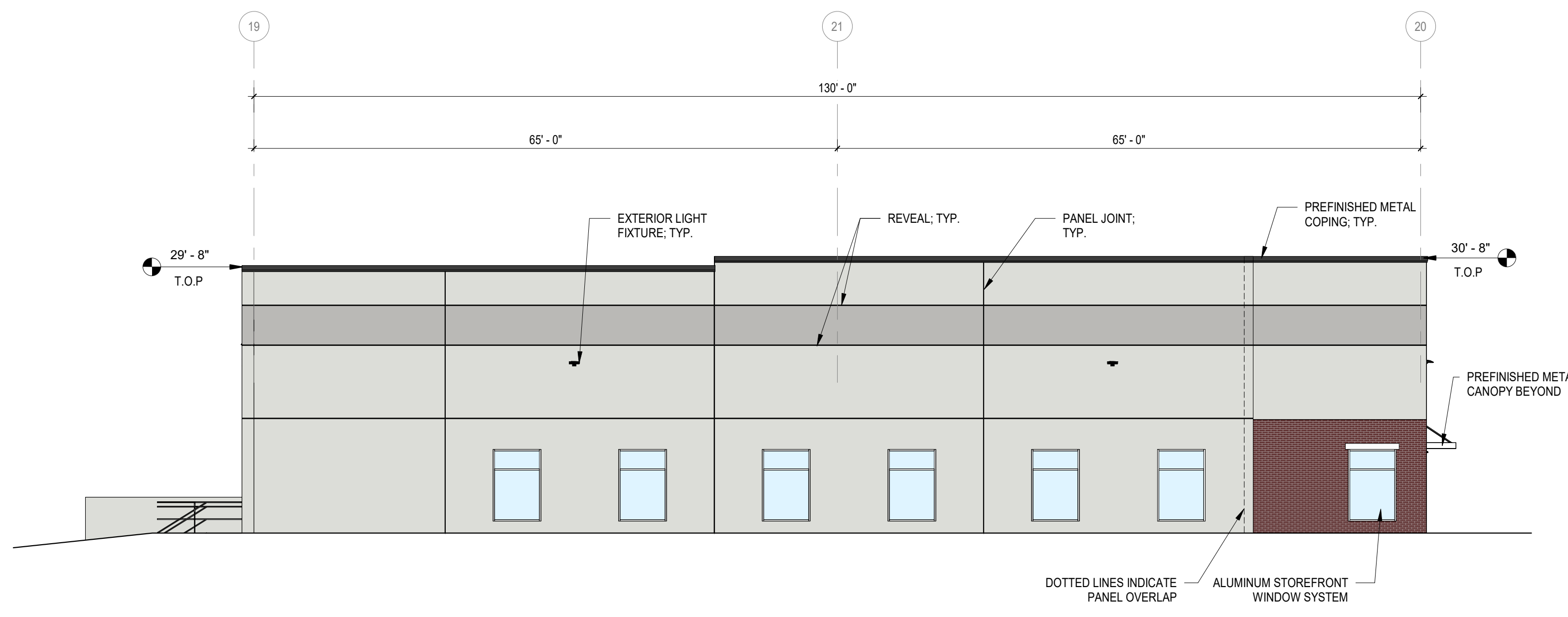
GREENBERG GIBBONS
OAKLAND CONCEPT
ORLANDO FLORIDA

SHEET ISSUE:
NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE: SD
PROJECT ARCHITECT: JP
DRAWN BY: KKD
SHEET TITLE:
**BUILDING
ELEVATIONS**

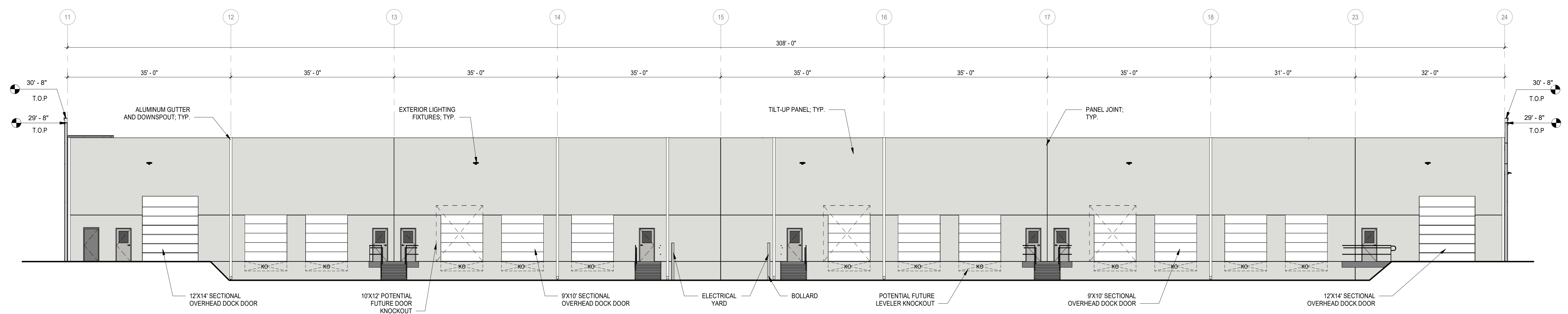
SHEET NO. PROJ. NO.
02600097.00

#1_A301

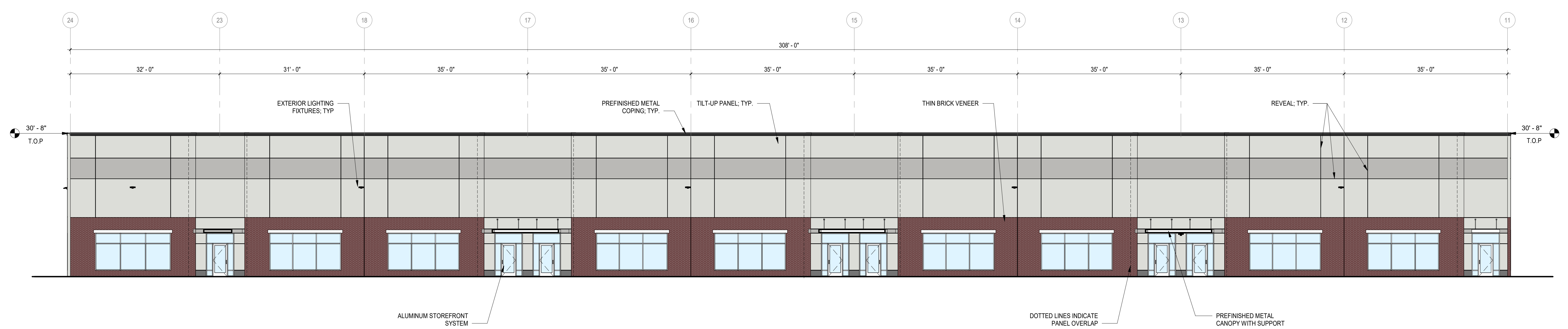


C1 OVERALL SOUTH ELEVATION - 2 WEST BLDGS
#1_A301 3/32" = 1'-0"

C3 OVERALL NORTH ELEVATION - 2 WEST BLDGS
#1_A301 3/32" = 1'-0"



B1 OVERALL WEST ELEVATION - 2 WEST BLDGS
#1_A301 3/32" = 1'-0"



A1 OVERALL EAST ELEVATION - 2 WEST BLDGS
#1_A301 3/32" = 1'-0"

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GREENBERG GIBBONS
OAKLAND CONCEPT
ORLANDO FLORIDA

SHEET ISSUE:
NO. DATE DESCRIPTION BY

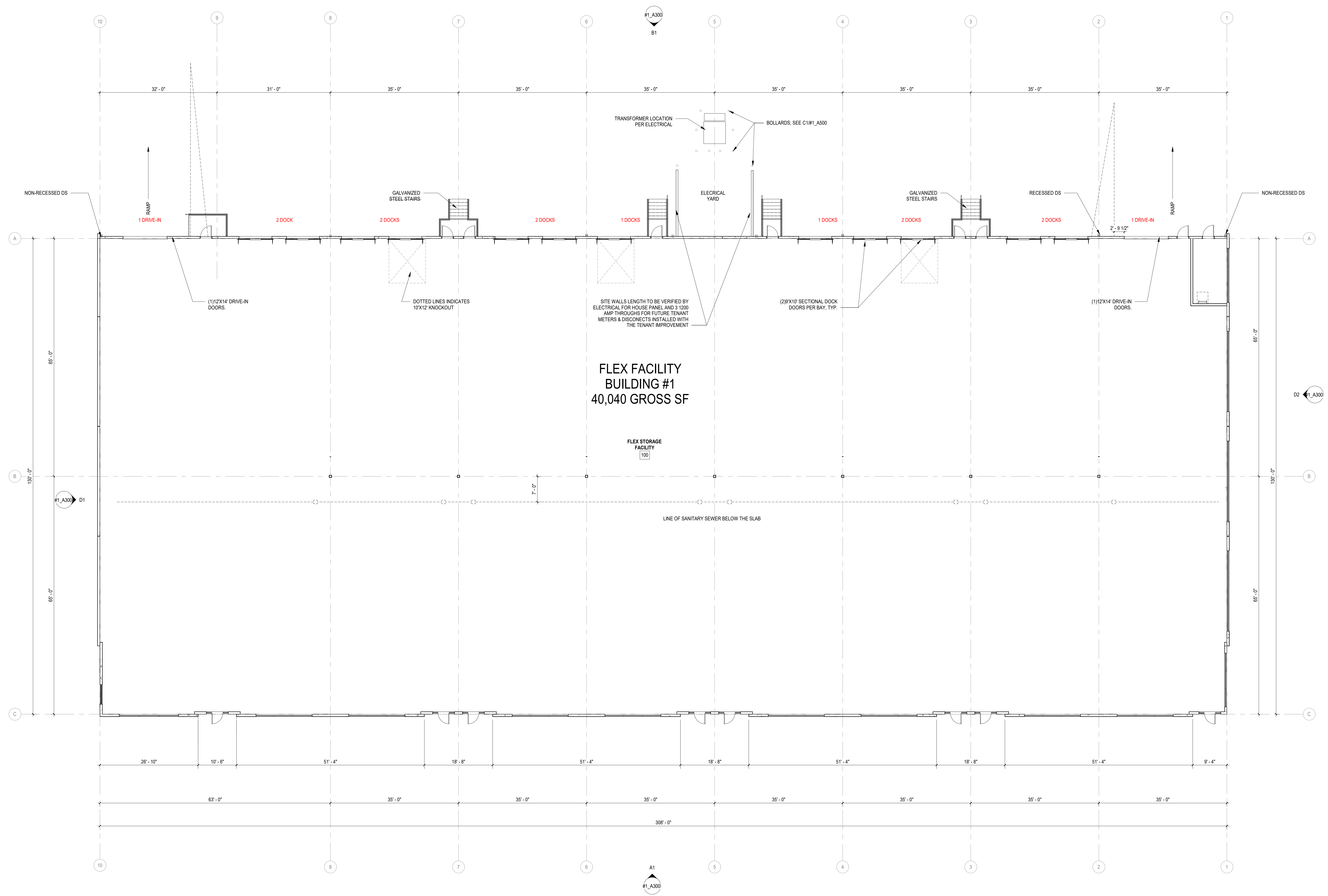
PRINCIPAL IN CHARGE: SD
PROJECT ARCHITECT: JP
DRAWN BY: KKD

SHEET TITLE:
OVERALL FLOOR PLAN

SHEET NO. PROJ. NO.
02600097.00

#1_A100

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OVERALL FLOOR PLAN

A1
#1_A100 3/32" = 1'-0"

Photometric Summary			
Description	Avg	Max	Min
Entry Road	2.4 fc	5.7 fc	0.2 fc
Entry Road property line	0.4 fc	0.9 fc	0.1 fc
Site	1.4 fc	20.8 fc	0.0 fc
Site property line	0.1 fc	0.9 fc	0.0 fc

GENERAL NOTES:

A. VALUES ON PLAN INDICATE POINT MAINTAINED ILLUMINANCE (IN FOOT-CANDLES) AT GRADE USING A 0.80 MAINTENANCE FACTOR. POINT SPACING IS 10'-0".

B. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LIGHT FIXTURE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

C. AVERAGE ILLUMINANCE AS SHOWN IN PHOTOMETRIC SUMMARY IS CALCULATED USING THE SUM OF ALL ILLUMINANCE VALUES AT EVERY CALCULATION POINT DIVIDED BY THE TOTAL NUMBER OF CALCULATION POINTS.



DEVITA
Engineering Great Ideas

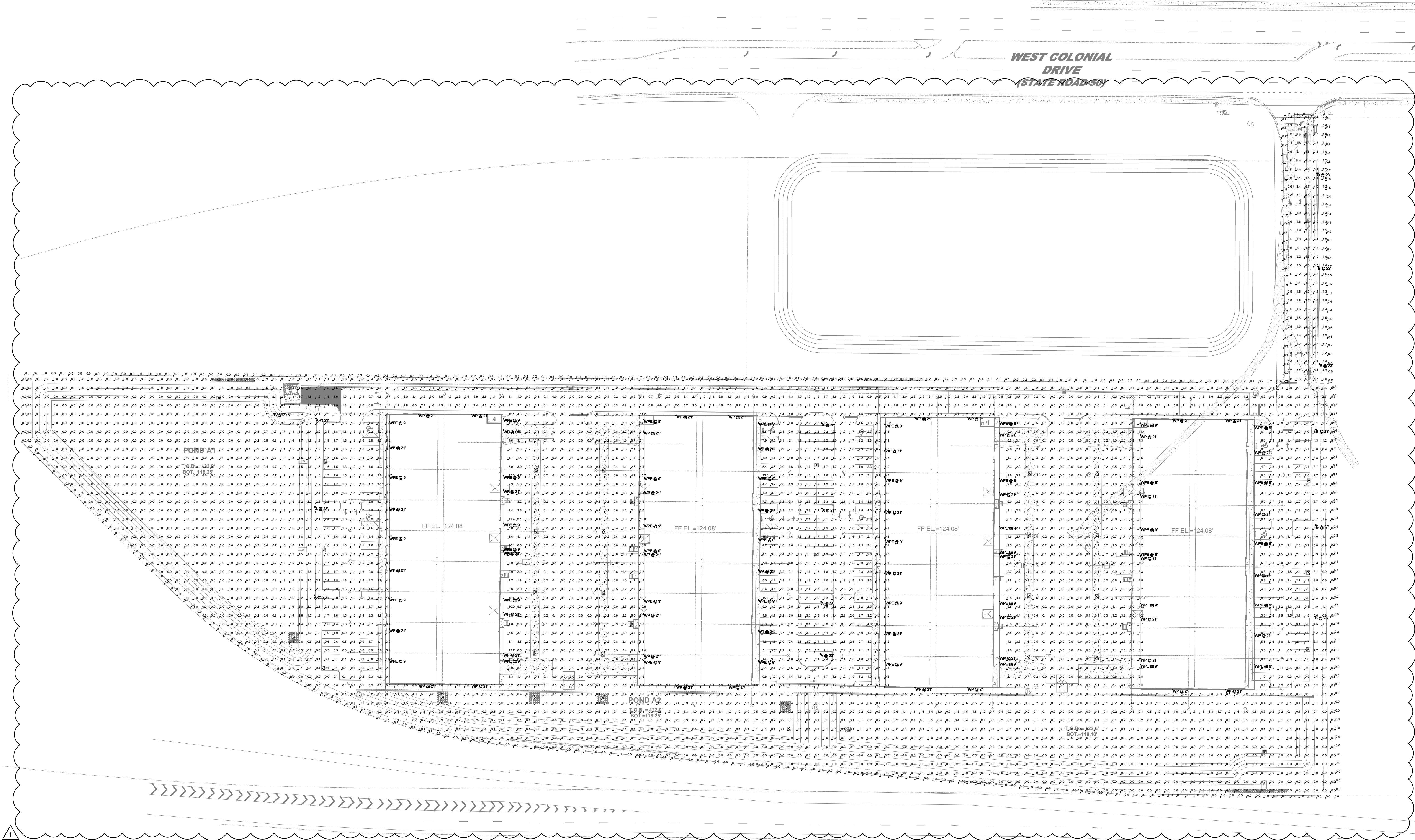
ATLANTA | CHARLOTTE | GREENVILLE | RICHMOND

www.devitainc.com
877.4.DEVITA
corp@devitainc.com

DeVita & Associates, Inc. Project : 26252
FL Firm Registration No. 31122

Pole Schedule					
Label	QTY	Description	Manufacturer	Catalog Number	Pole Height
AB-POLE	6	20' Square Steel Pole, 4" width, 3" concrete base	BEACON	SSSS-25-40-A-1-UDP	20' - 0"
C-POLE	1	18' Square Steel Pole, 4" width, 2'-6" concrete base	BEACON	SSSS-20-40-A-1-UDP	18' - 0"

Luminaire Schedule										
Label	QTY	Description	Manufacturer	Catalog Number	Lumens per Lamp	LLF	IES file	Mounting Height	Lamp Type	Wattage
WP	52	Exterior cut-off wall pack, Adjustable CCT, 100W	LEDALUX	MWP15-100-27V-DDK-D-P-AD	15627	0.8	MWP15100W27V40KDAD.ies	21' - 0"	LED	96.29
WPE	44	Exterior cut-off wall pack, Adjustable CCT, 35W, Emergency Battery	LEDALUX	MWP15-38-27V-DDK-D-P-B-AD	6030	0.8	WP1538W27V40KDAD.ies	9' - 0"	LED	36.68
A	7	Small Viper w/ Acrylic Type V-Square-Wide Optics	BEACON	VP-2-320L-145-4K7-5QW	22097	0.8	VP-2-320L-145-4K7-5QW.ies	23'-0"	LED	145.6
B	6	Size 2 Viper with Type 2 Optics and 90° House-Side-Shield Blocking Back-Light House-Side-Shield Blocking Back Light	BEACON	VP-2-320L-145-3K7-2-HSS-90-B	17946	0.8	VP-2-320L-145-3K7-2-HSS-90-B.ies	23'-0"	LED	145.6
C	1	Size 1 Viper Flood with Clear Acrylic NEMA 6 Optics	BEACON	VP-F-1-132L-55-5K7-W	7031	0.8	VP-F-1-132L-55-5K7-W.ies	20'-6"	LED	52.7



PROJECT NUMBER: 26252
CONSULTANT:

PROJECT INFORMATION:

Orlando Turpike Commerce Park - Photometric
Orlando, FL

ISSUED: 02/13/2026

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/06/2026	PHOTOMETRIC UPDATE

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DRAWING NAME
SITE PHOTOMETRIC PLAN

DRAWING NO.
L-100
Checked By: RAG

1 SITE PHOTOMETRIC PLAN
L-100 1" = 50'