



Leadership Group Meeting

October 27, 2011





Agenda

1. Finalize Future Land Use Map
2. Recap Focus Group Meeting
3. Transportation Discussion





Future Land Use Map

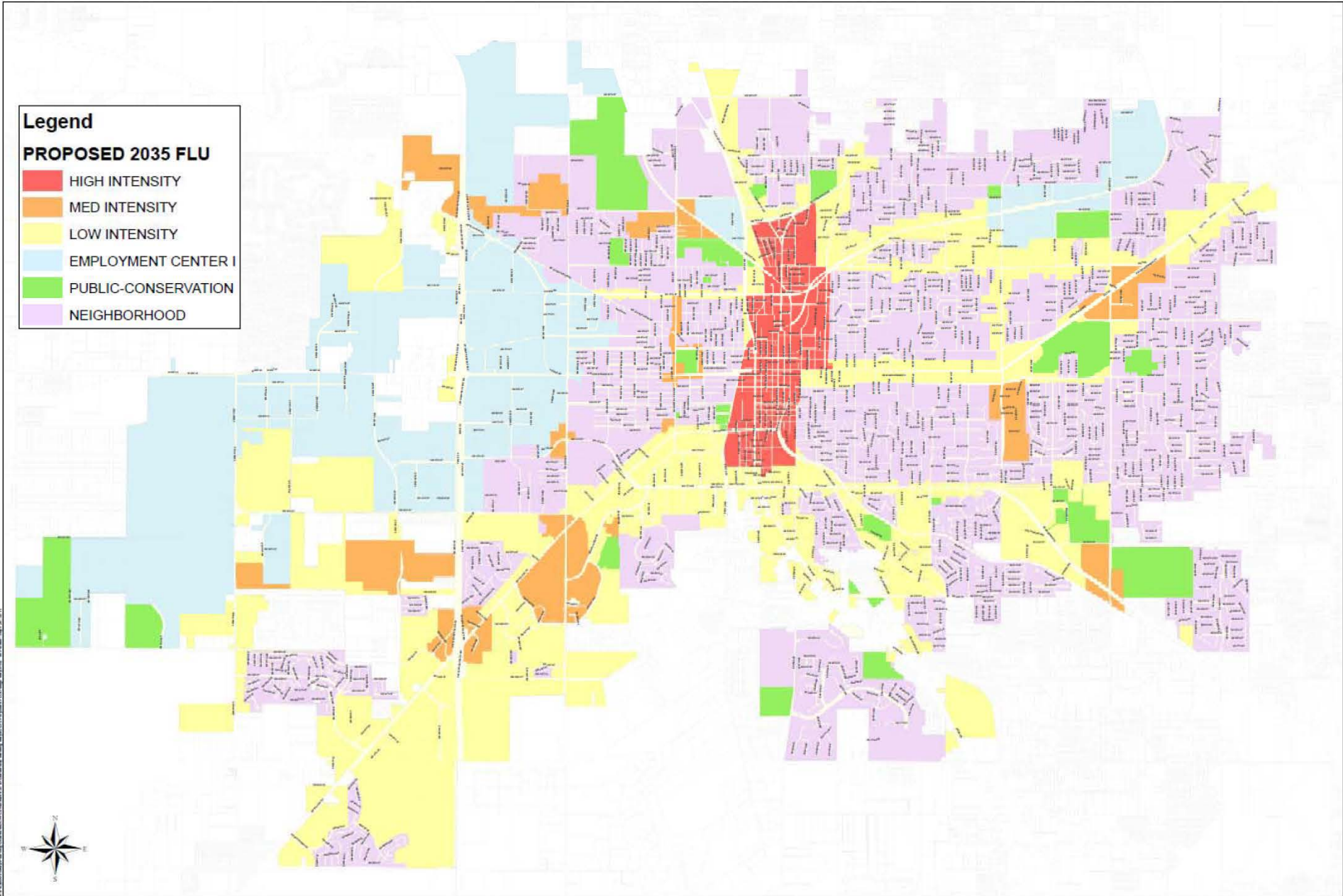
- Presented to City Council on October 4
- Staff made minor revisions for compatibility

2035 Proposed Future Land Use Designations Design Map

Legend

PROPOSED 2035 FLU

- HIGH INTENSITY
- MED INTENSITY
- LOW INTENSITY
- EMPLOYMENT CENTER I
- PUBLIC-CONSERVATION
- NEIGHBORHOOD



Prepared by
CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT



2. Recap Focus Group Meeting

- Local attorneys, developers, and engineers
- Vision -> Proposed Future Land Use Map -> Next Steps

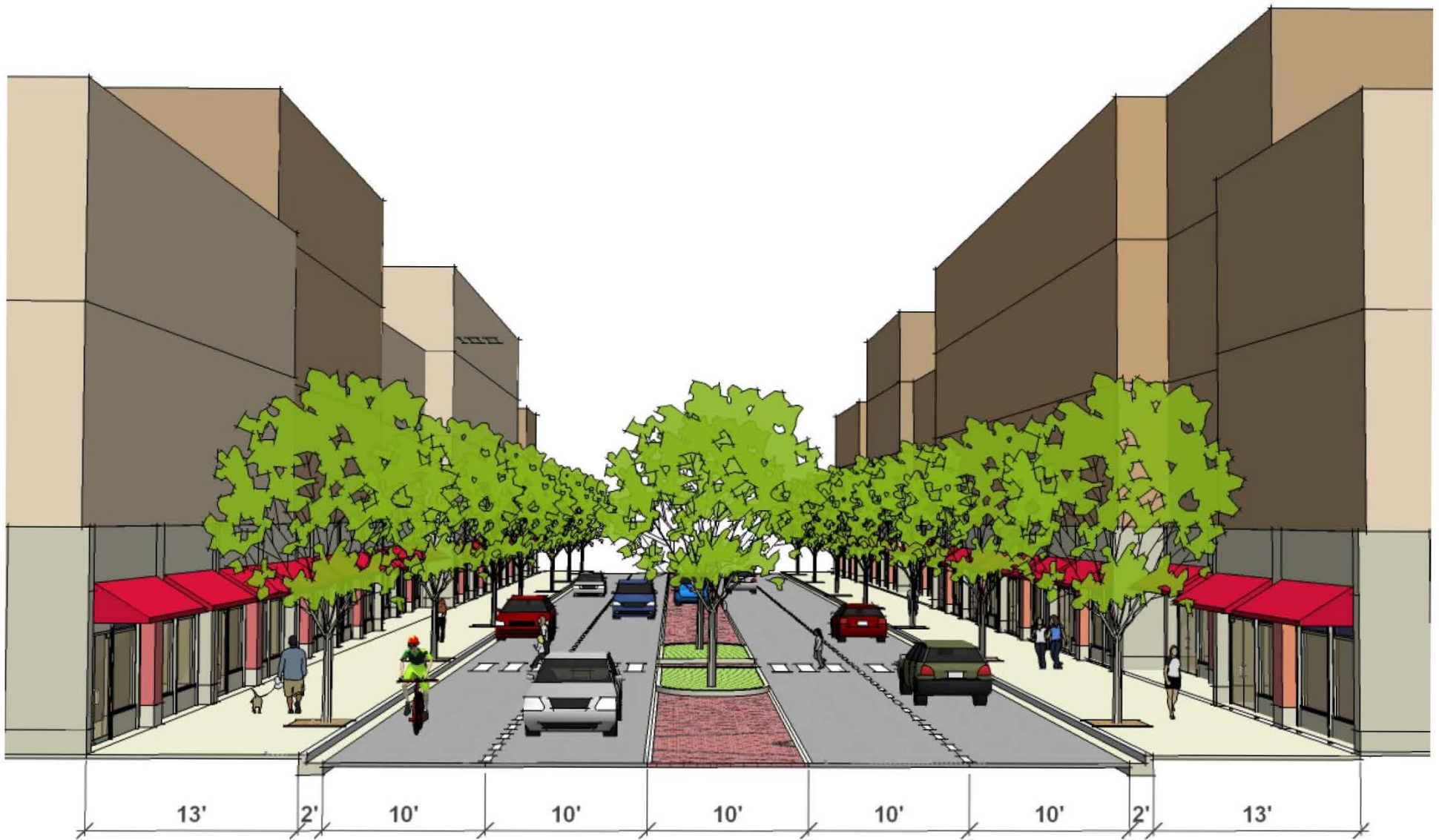


3. Transportation Discussion

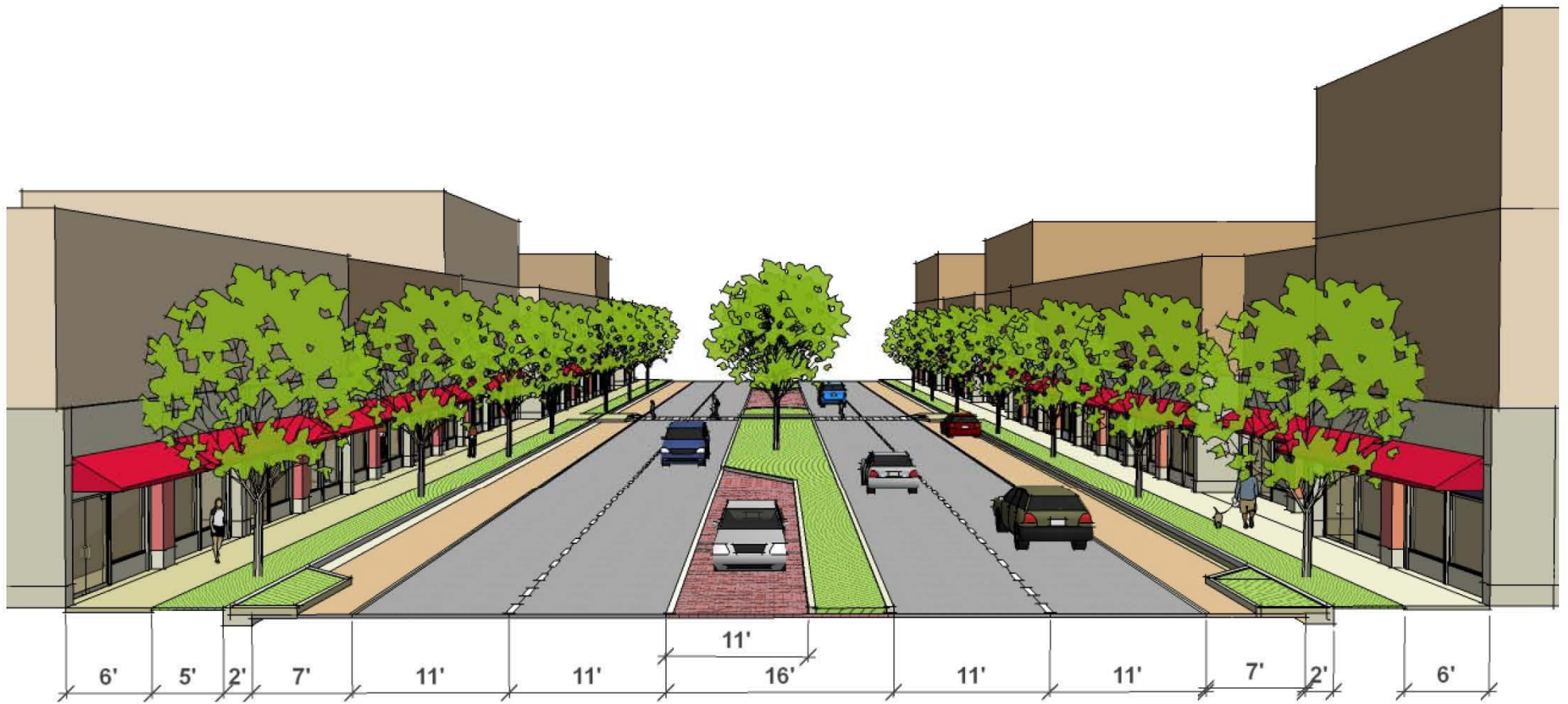
- Conceptual roadway cross sections presented to City Council on October 4
- Goals: Improve safety and provide continuity of theme and appearance in the Public Realm
- Council encouraged further evaluation to remove barriers and increase connectivity



- Alternative Roadway Section #1 for SR-40 through Downtown



- Alternative Roadway Section #2 for SR-40 through Downtown



- Alternative Roadway Section for Pine Ave



Transportation Discussion

- Coordination meeting with Assistant City Manager, City Engineer, and TPO Director
- Challenges:
 - Moving infrastructure
 - Access and visibility for businesses
- Prioritize Roadway Projects: Must consider policies, physical improvements, and capital expenditures
 1. SR-40 corridor
 2. Pine Avenue corridor
 3. Magnolia / 1st Avenue corridors*

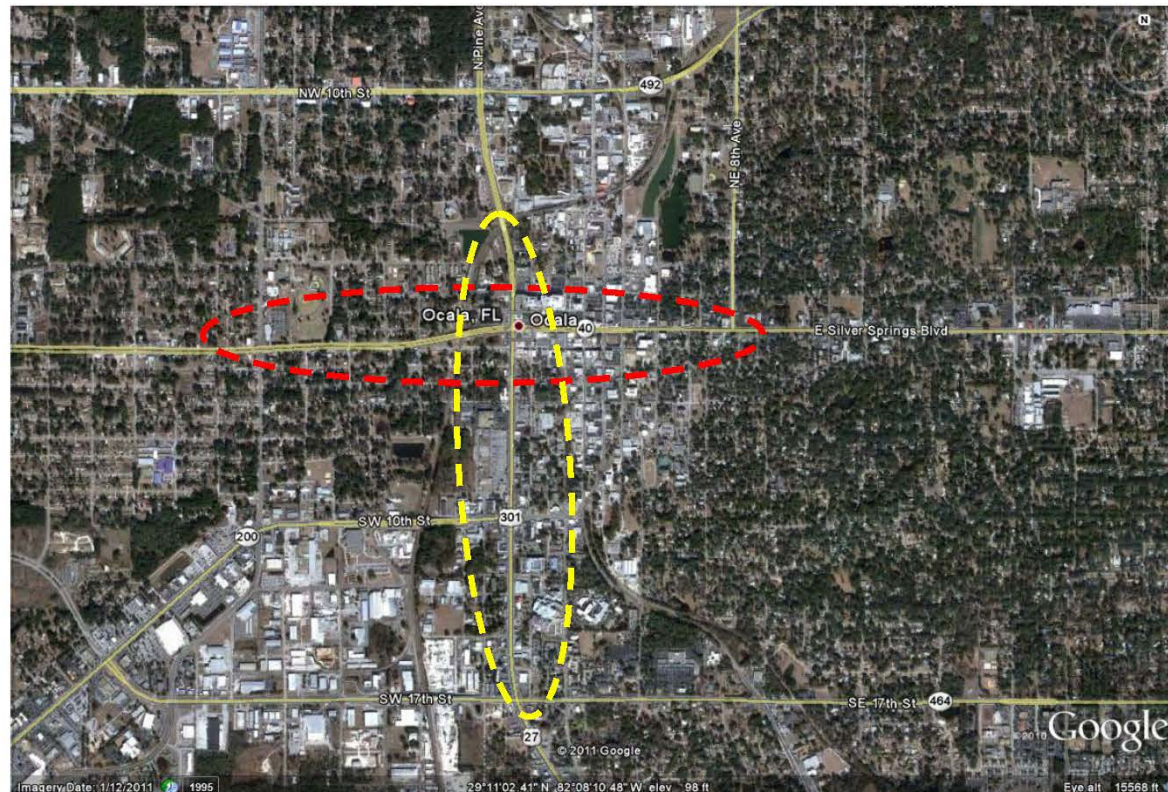
*Eligible for federal funding for streetscape improvements



Corridor Study Areas



- SR-40: From MLK Blvd (W) to 8th Ave (E)
 - Study Area will include all of Croskey Commons district from West Ocala Community Plan
- Pine Ave: from base of bridge (N) to SW 17th St (S)





Transportation Next Steps

- Continue coordination between City Departments
- Analysis of current and future trips (productions and attractions)
- Meet with FDOT to begin discussions
- Prepare policies for Complete Streets and Road Diets for the Comprehensive Plan Transportation Element



Other Meetings?

- What other groups should we meet with?
- Public Workshop on December 15



Walkability Study

- Draft report prepared by RCLCO
- Evaluating strengths and opportunities
 - Are you connected to a sidewalk?
 - Can you walk to multiple places?
 - Grocery Store
 - Pharmacy
 - School
 - Church
 - Etc
 - What Value does this create for the City?



West Ocala Community Plan Leadership Group Update



Presented by
City of Ocala



Presented by
MillerSellen

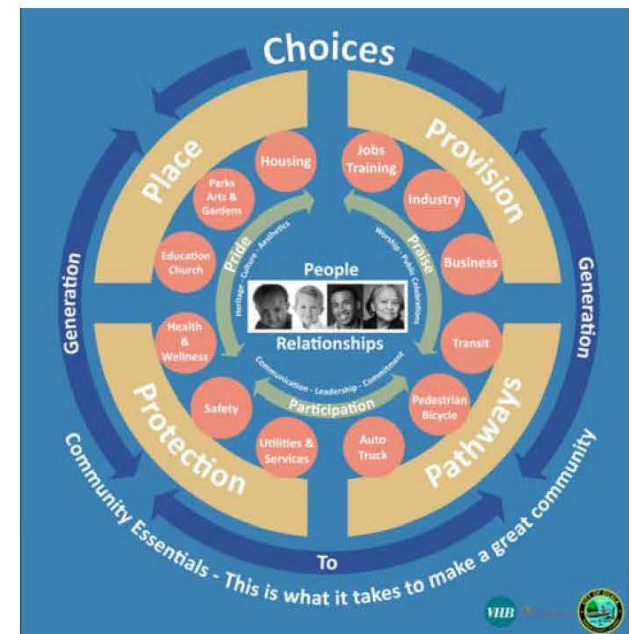
October 27, 2011



Purpose for the West Ocala Community Plan

- *To establish a foundation for decisions for tomorrow through 2035*
- *To establish community priorities*
- *To describe what the Community wants to look like*
- *To build community participation, consensus*

- *Preserving the History and Culture of West Ocala as part of a diverse and vibrant Community*
- *To reconnect people, neighborhoods and community*





Who has helped make this Plan?

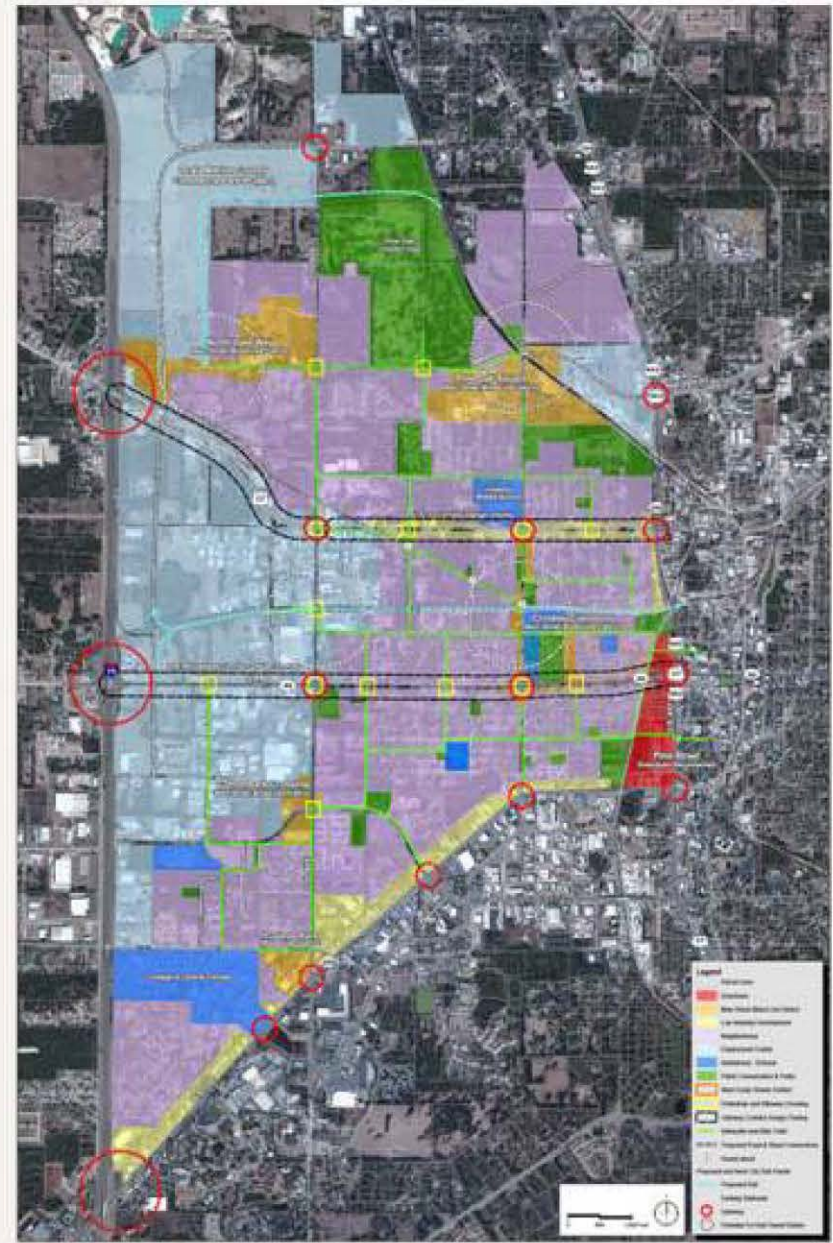
- **RESIDENTS OF WEST OCALA**
 - 1 WEST OCALA TOWN HALL MEETING
 - 3 COMMUNITY-WIDE WORKSHOPS
- **COMMUNITY GROUPS**
 - BARBARA WASHINGTON SENIOR ACTIVITY CENTER
 - CITY OF OCALA ENTERPRISE ZONE
 - FAMILY RESOURCE CENTER
 - GOVERNOR'S WEST OCALA NEIGHBORHOOD REVITALIZATION COUNCIL
 - HOWARD MIDDLE SCHOOL STUDENTS
 - MINISTERIAL ALLIANCE
 - NAACP
 - OCALA HOUSING AUTHORITY
 - PHOENIX RISING
 - POINCIANA HEIGHTS TASK FORCE
- **WEST OCALA COMMUNITY PLAN STEERING COMMITTEE MEMBERS**





Major Organizing Components

- Neighborhoods
- 6 Named Mixed Use Districts
 - *Croskey Commons Main Street Mixed Use District*
 - *Pine Oak Square Main Street Mixed Use District*
 - *North Gate Way Main Street Mixed Use District*
 - *Cotton Park Crossing Main Street Mixed Use District*
 - *College Park Mixed Use District*
 - *Pine Street Downtown District – Re-connected*
(Names as recommended by Steering Committee can be changed)
- Employment Centers
- Gateways & Corridors
- Schools
- Parks and Trails
- Roads
- Purpose, Principles & Recommendations
- Community Essentials Diagram





Major Organizing Components

- Neighborhoods
- 6 Named Mixed Use Districts
 - *Croskey Commons Main Street Mixed Use District*
 - *Pine Oak Square Main Street Mixed Use District*
 - *North Gate Way Main Street Mixed Use District*
 - *Cotton Park Crossing Main Street Mixed Use District*
 - *College Park Mixed Use District*
 - *Pine Street Downtown District – Re-connected*
(Names as recommended by Steering Committee can be changed)
- Employment Centers
- Gateways & Corridors
- Schools
- Parks and Trails
- Roads
- Purpose, Principles & Recommendations
- Community Essentials Diagram

Main Street Mixed Use District

Intent

The purpose of this plan is to provide a framework for the development of the Main Street Mixed Use District. The plan is intended to guide the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

Main Street Mixed Use District

Intent

The purpose of this plan is to provide a framework for the development of the Main Street Mixed Use District. The plan is intended to guide the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

Neighborhoods District

Intent

The purpose of this plan is to provide a framework for the development of the Neighborhoods District. The plan is intended to guide the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.

The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future. The plan is intended to provide a framework for the development of the district in a way that is consistent with the City of Ocala's vision for the future.



Croskey Commons Main Street Mixed Use District



Intent

The Croskey Commons Main Street mixed use district is generally located within the context of West Ocala's traditional and historic neighborhood and community assets. It is near the intersection of the historic Main Street (SR 40) and historic Luther King Jr. Boulevard (SR 200).

The intent of the district is to promote a compact and walkable urban form that serves as a local gathering place for residents, jobs, and local activities within the West Ocala Community Center, The Hampton Center, a library and Recreation Center and a community garden and farmer's market district located by components of the site plan. District uses include Academic Office, Community Public, Recreation and other uses, and residential.

Development and an investment is intended to take on the form of a walkable main street with an adjacent parking and walk space to encourage transparency, including bicycle and transit. The district is characterized by buildings that are 2-3 to 4 stories in height and may contain more than one use. The emphasis will be on building form and contribution to the street and public space, rather than type of use.

Buildings are located close to the street, and are not separated from sidewalks by surface parking lots. Walkways, plazas, and other areas are provided to encourage pedestrian and community activities and events. Signs for businesses should be provided through landscaping and building design components, such as banners, awnings, and canopies.

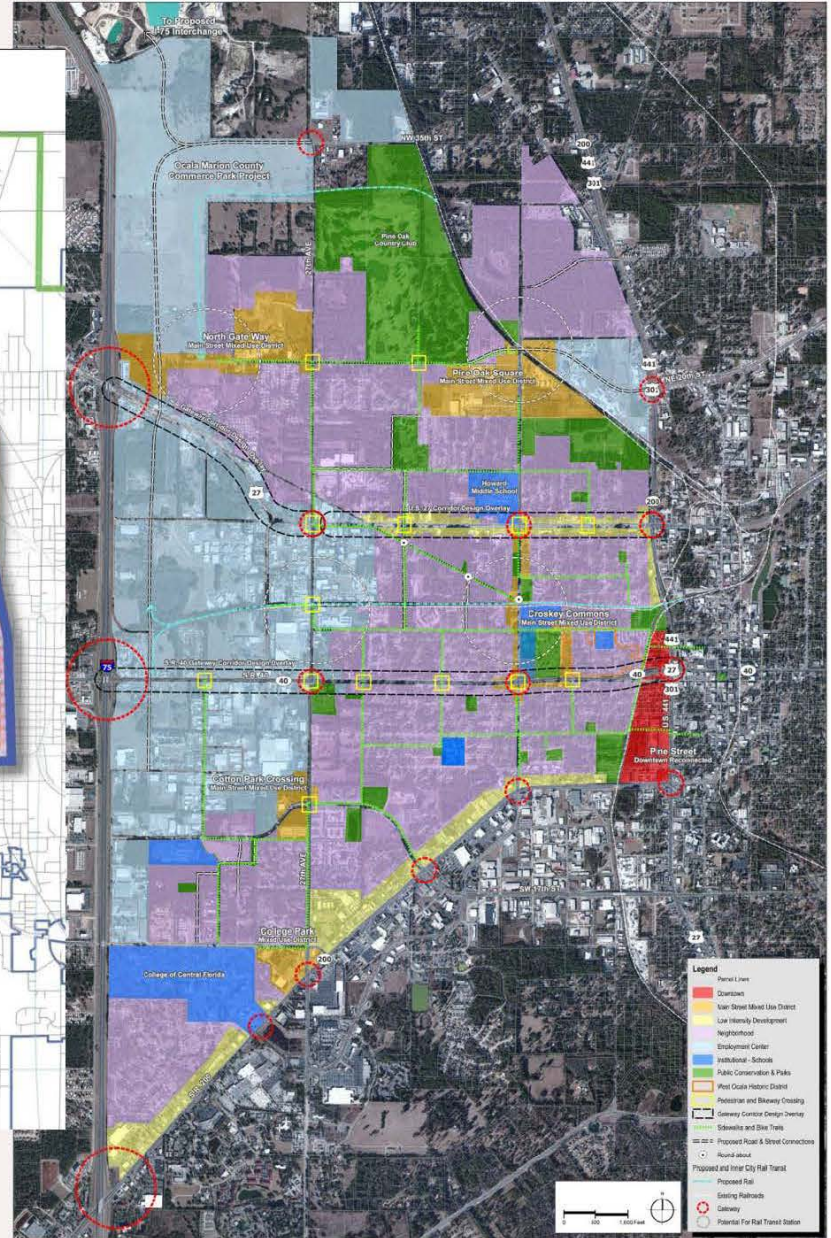
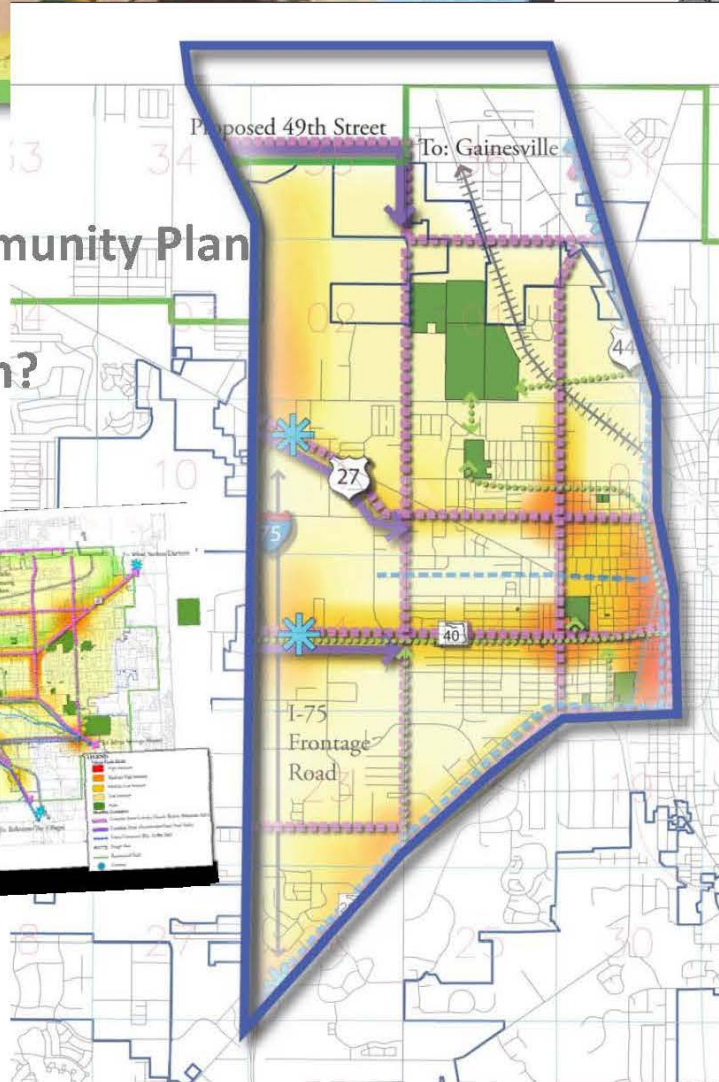
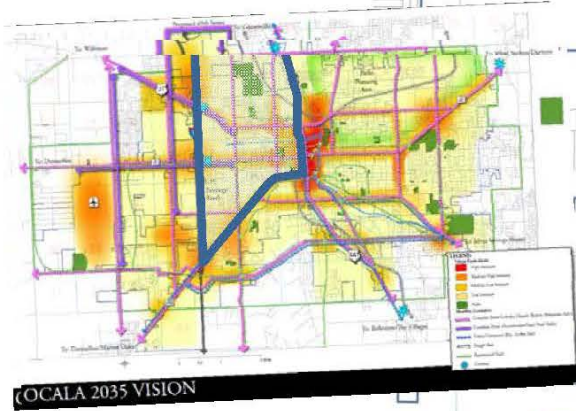
Parking occurs on-street, behind buildings or within elevated parking lots. Front on-street or side surface parking may be permitted on a case-by-case basis.



Architectural illustrations are the artist's best representation of the proposed design. All images are subject to change based on working drawings submitted to the City Council.



How does the West Ocala Community Plan relate to the Ocala 2035 Vision?





Next Steps

- **November 2011**
 - *Steering Committee presents recommended Plan at a City Council Workshop Nov 8, 2011*
- **December 2011**
 - *Steering Committee presents recommended Plan at a City Council for approval (Public Hearing)*
- **2012**
 - *Inclusion of West Ocala Community Plan Future Land Use Map and related policies in Adoption of City's Comprehensive Plan Amendments (Public Hearings)*





Questions



Downtown Core

- One-way roads
- Turning Movements
- Landscape Design
- Narrowing lanes
- Road Diets
- Gateway Features

