

Ocala 2035 Vision



2035 Vision Update

September 29, 2011





Agenda

1. How does it all fit together?
2. Proposed Future Land Use classifications
3. Proposed Gateways, Corridors and Complete Streets
4. Next steps

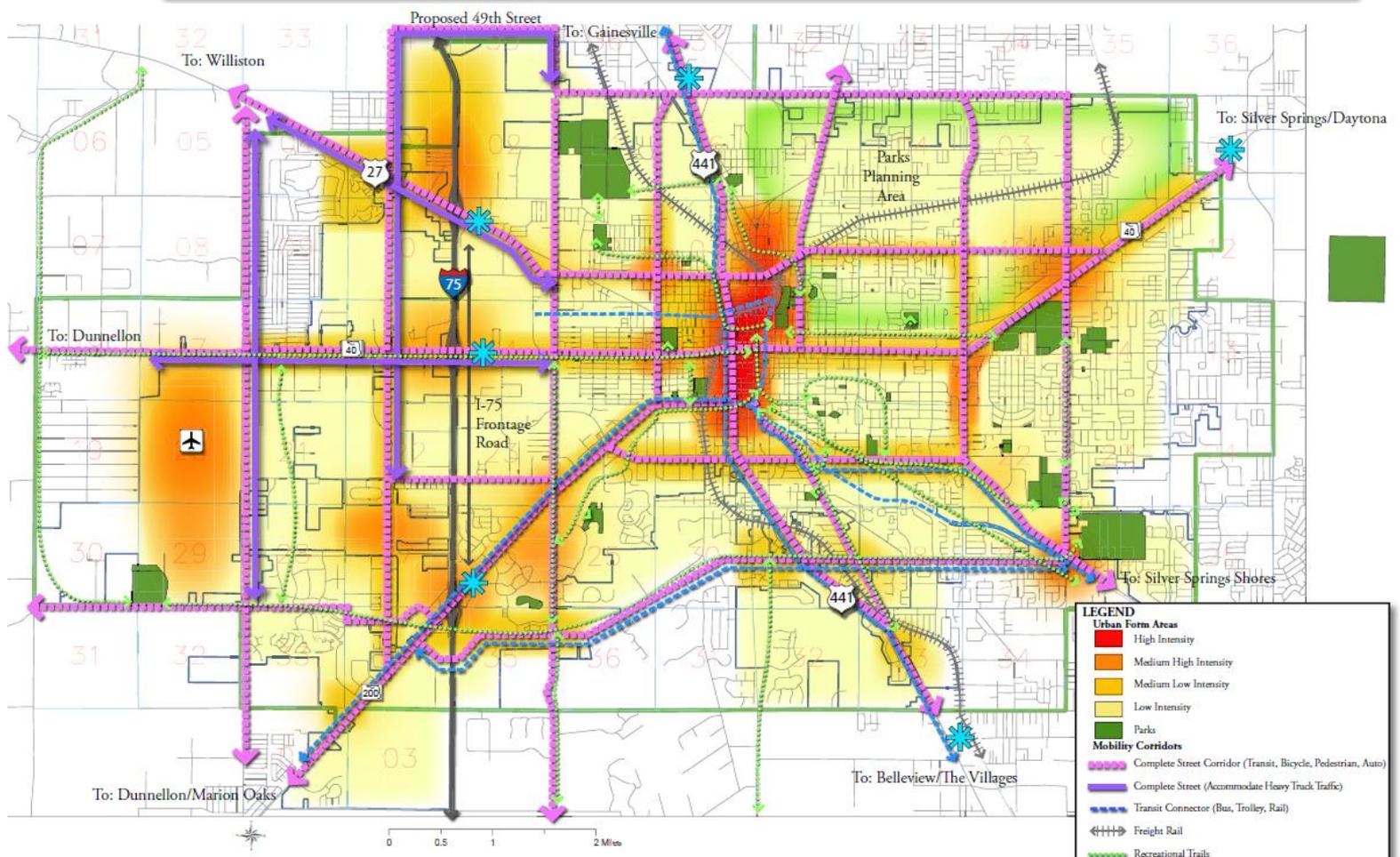




How does it all fit together?



Ocala 2035 Vision





Ocala 2035 Vision

Future Land Use Map



Proposed Future Land Use Classifications

- Goals:
 - To be consistent with the Ocala 2035 Vision
 - To respect existing development rights
 - To simplify the City's future land use map

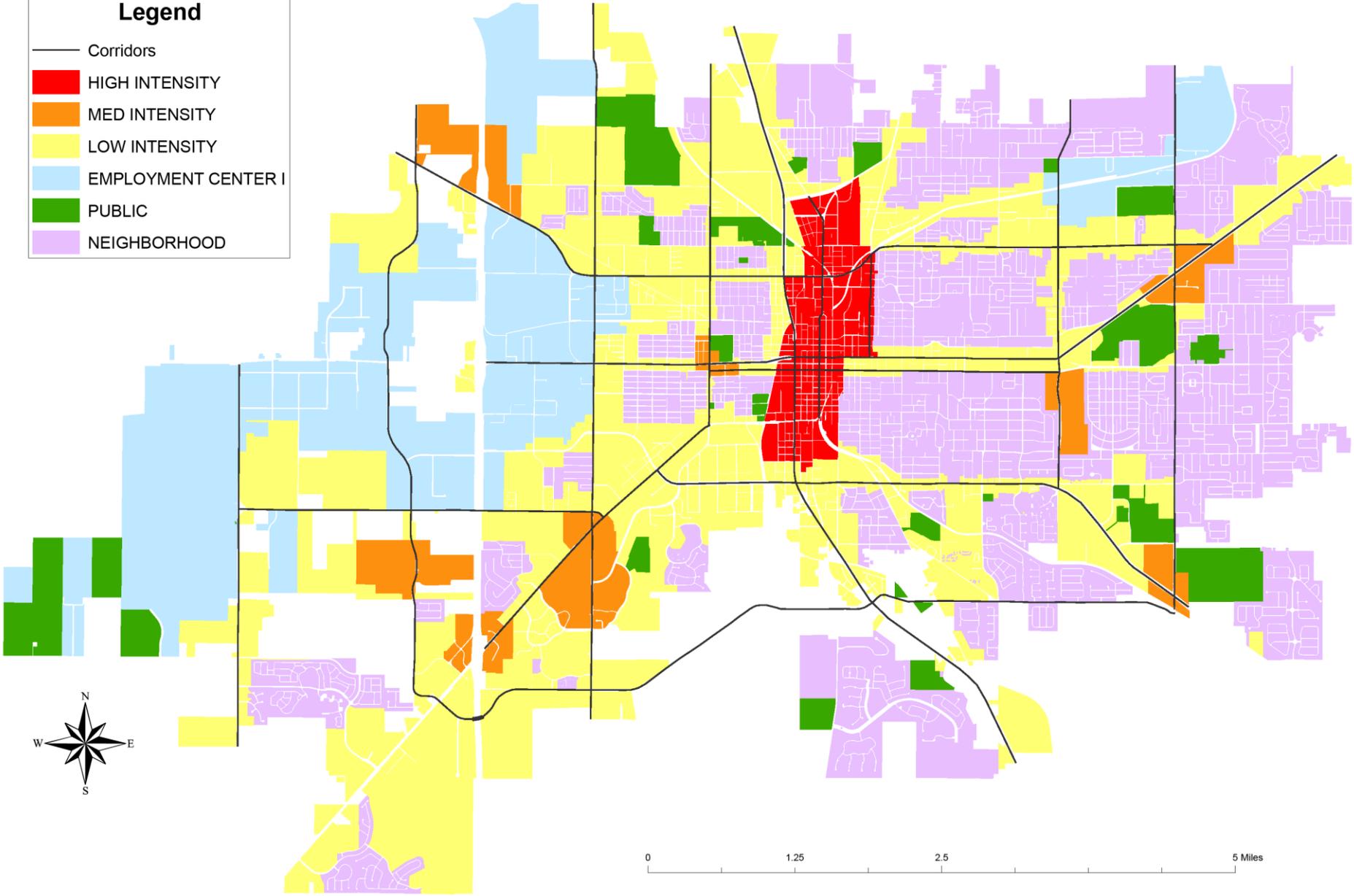
- Functional descriptions based on location

- One Size does not Fit all
 - Unique Character will be addressed using Special District Policies

2035 Proposed Future Land Use Designations Design Map

Legend

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





Proposed Future Land Use Classifications

Previous Name	Proposed “Functional” Name
High Intensity	Downtown
Medium-High Intensity	Medium Intensity/Special District*
Medium Intensity	Low Intensity
Low Intensity	Low Intensity
Neighborhood	Neighborhood
Employment	Employment
Park and Open Space	Public

* Each Special District will be named (for example, SE 36th Ave & Maricamp) and described through a Sub Area Policy



Downtown

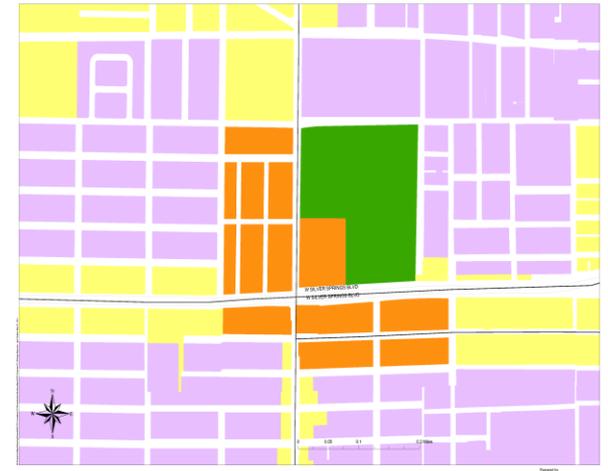
- Previously “High Intensity”
- Includes Central Business District, North Magnolia, and Hospital area





Special District / Medium Intensity

- Previously “Medium High Intensity”
- Each Special District is unique
 - Croskey Park (MLK & SR40)
 - SE 36th Ave & Maricamp
- Neighborhood and Community serving





Low Intensity

- Primarily automobile-oriented retail/office; allows residential
- Form requirements are dependent on location
- Best Practices Design Guidelines **encouraged**





Neighborhood

- Existing and Future Residential
- Limited residential supporting uses
- Housing mix to be determined by zoning



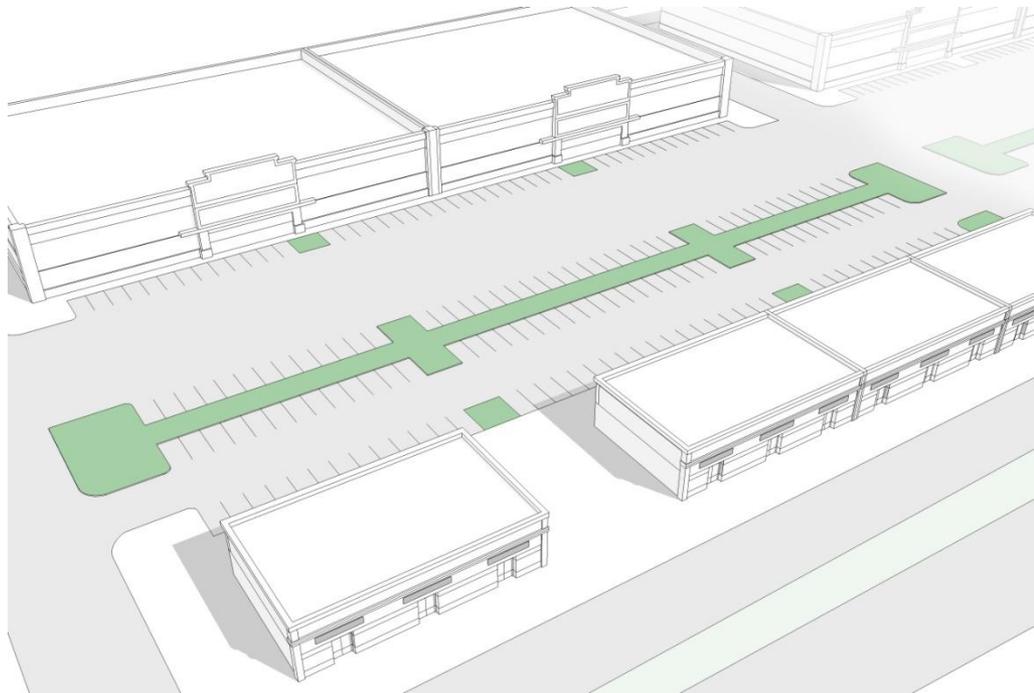
NEIGHBORHOOD STREET





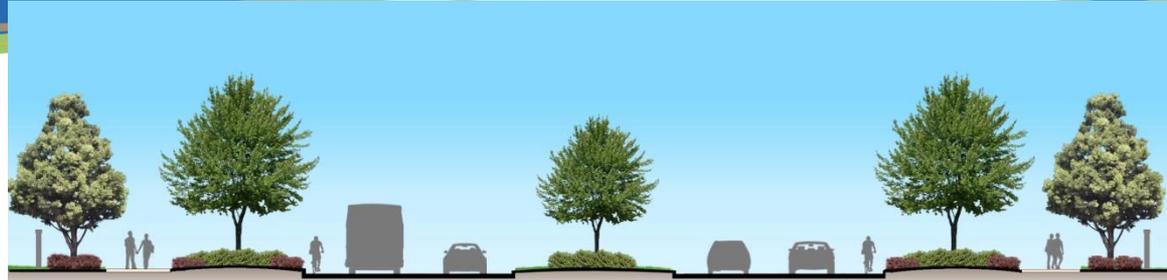
Employment

- Not subject to form based coding
- Designated for employment-based development





Corridor Overlay

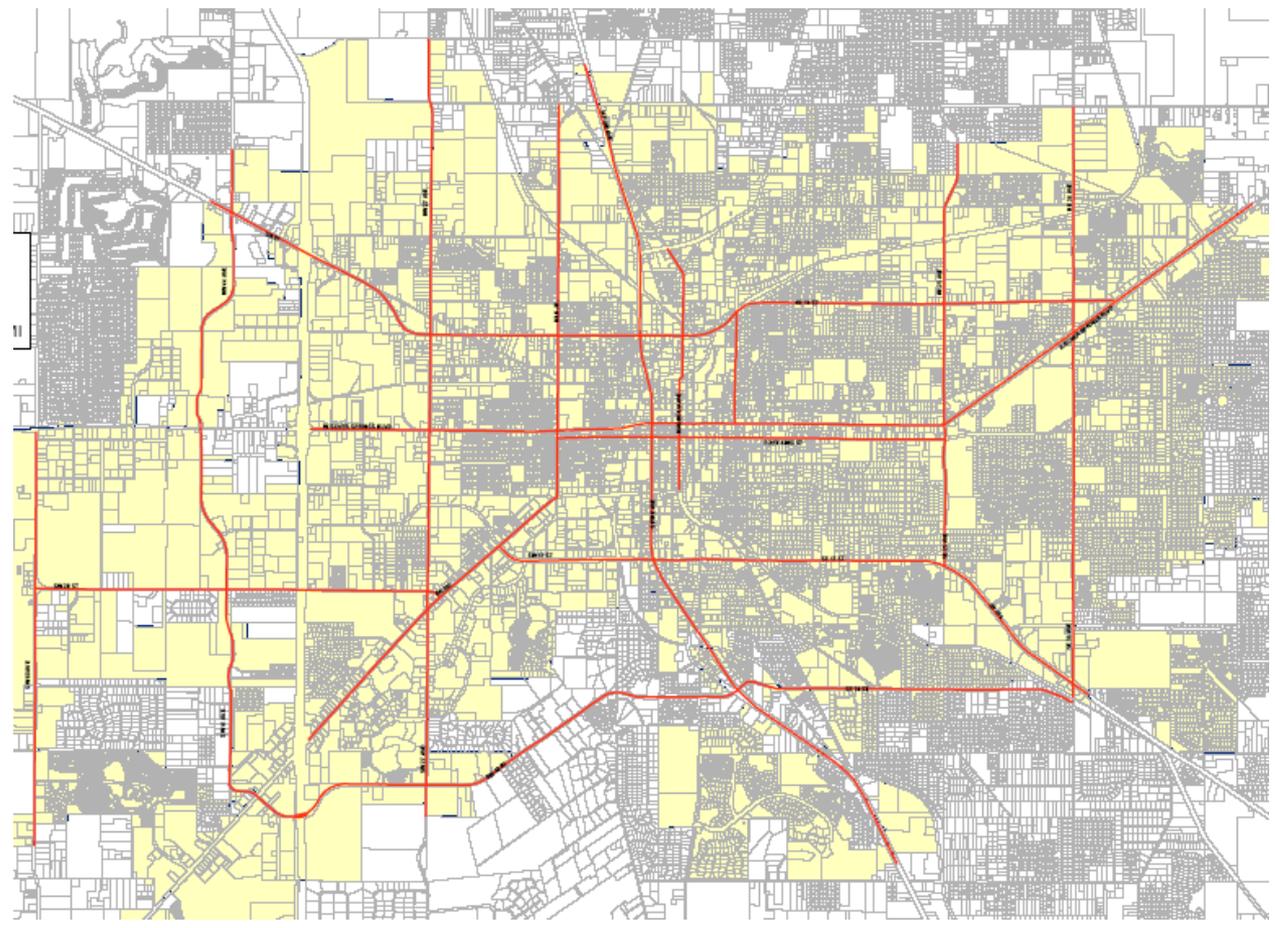


- Automobile oriented
- Required form based design guidelines





Major Transportation Corridors





Complete Streets

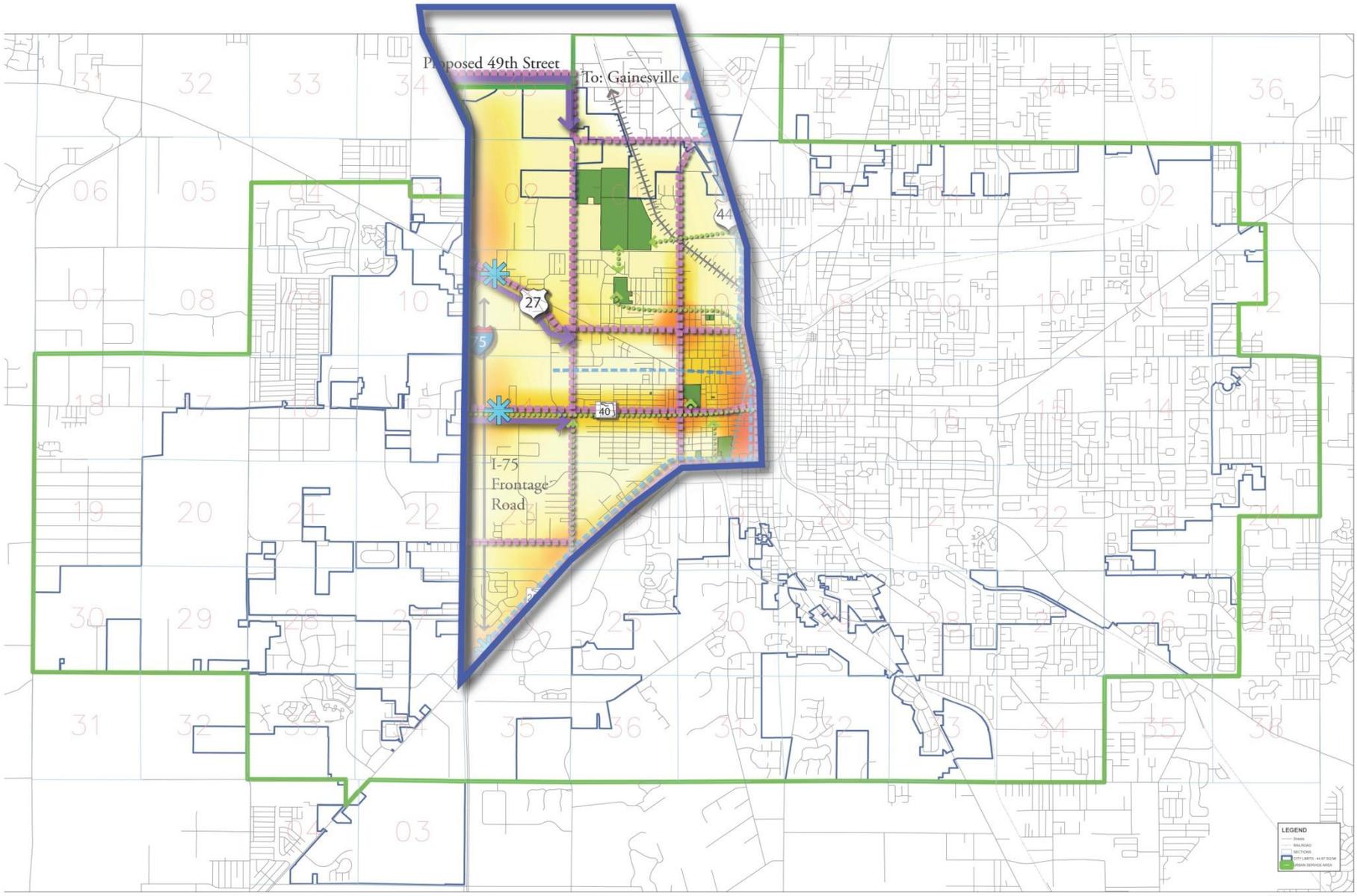


Conventional Street: the automobile is the primary use, all oth



Conceptual Complete Street: includes sidewalks, shade landscaping, bicycle lanes





0 0.5 1 2 Miles

LEGEND
 --- BARRIERS
 --- MAJOR ROADS
 --- INTERSECTIONS
 --- CITY LIMITS (AS OF 2014)
 --- 2035 PROPOSED AREA

Prepared by
CITY OF OCALA
 GROWTH MANAGEMENT DEPARTMENT

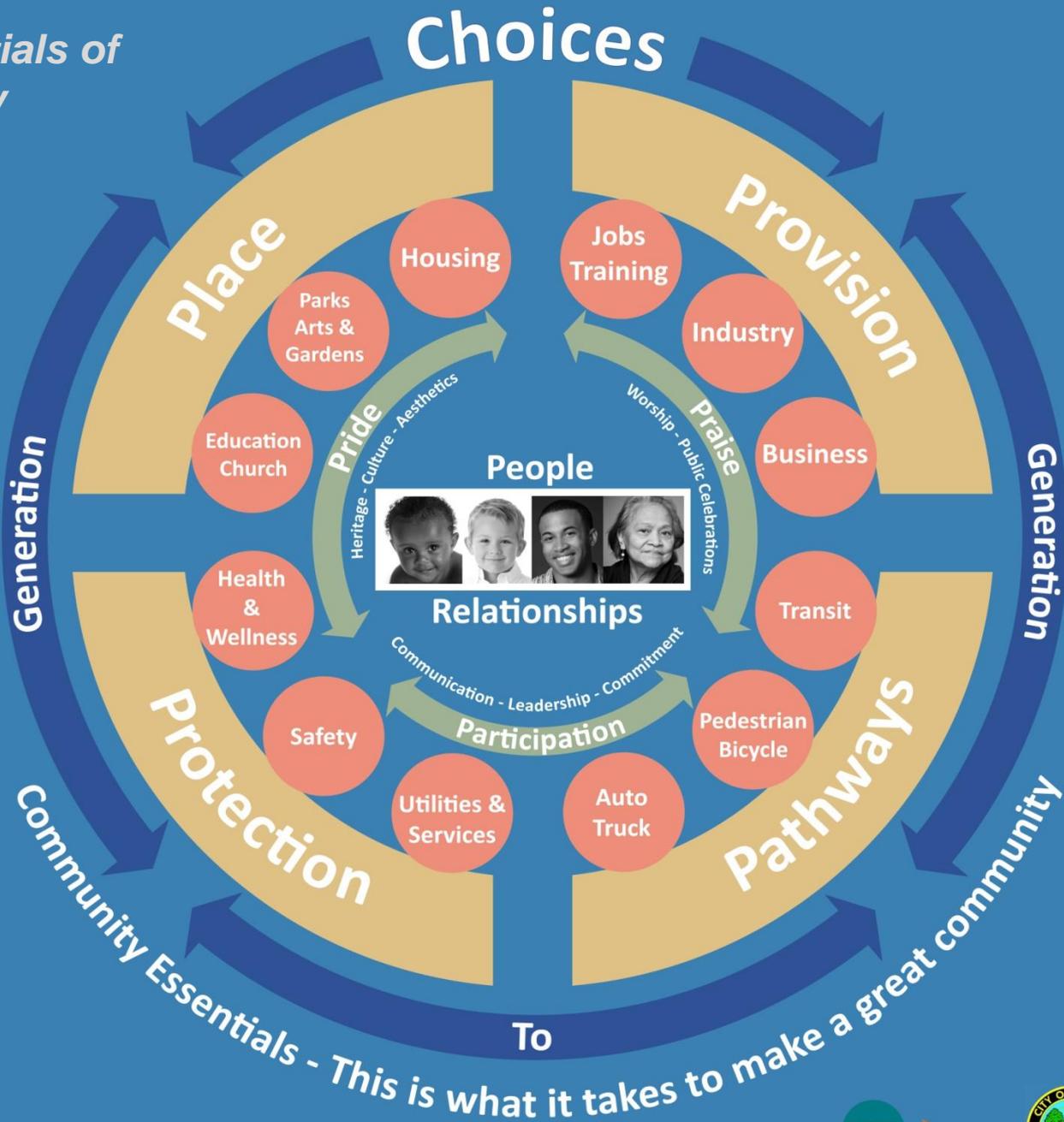
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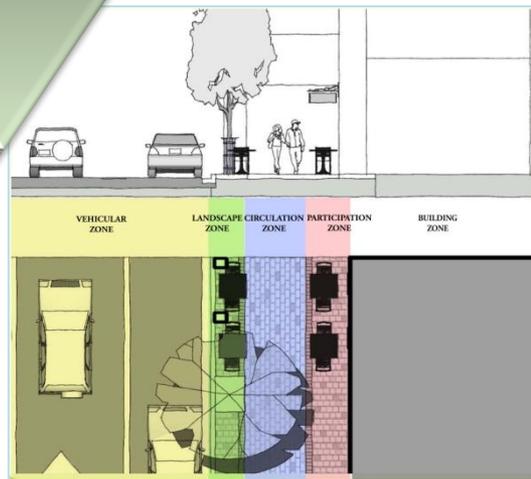
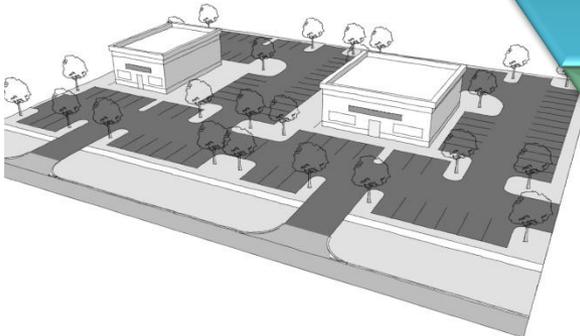
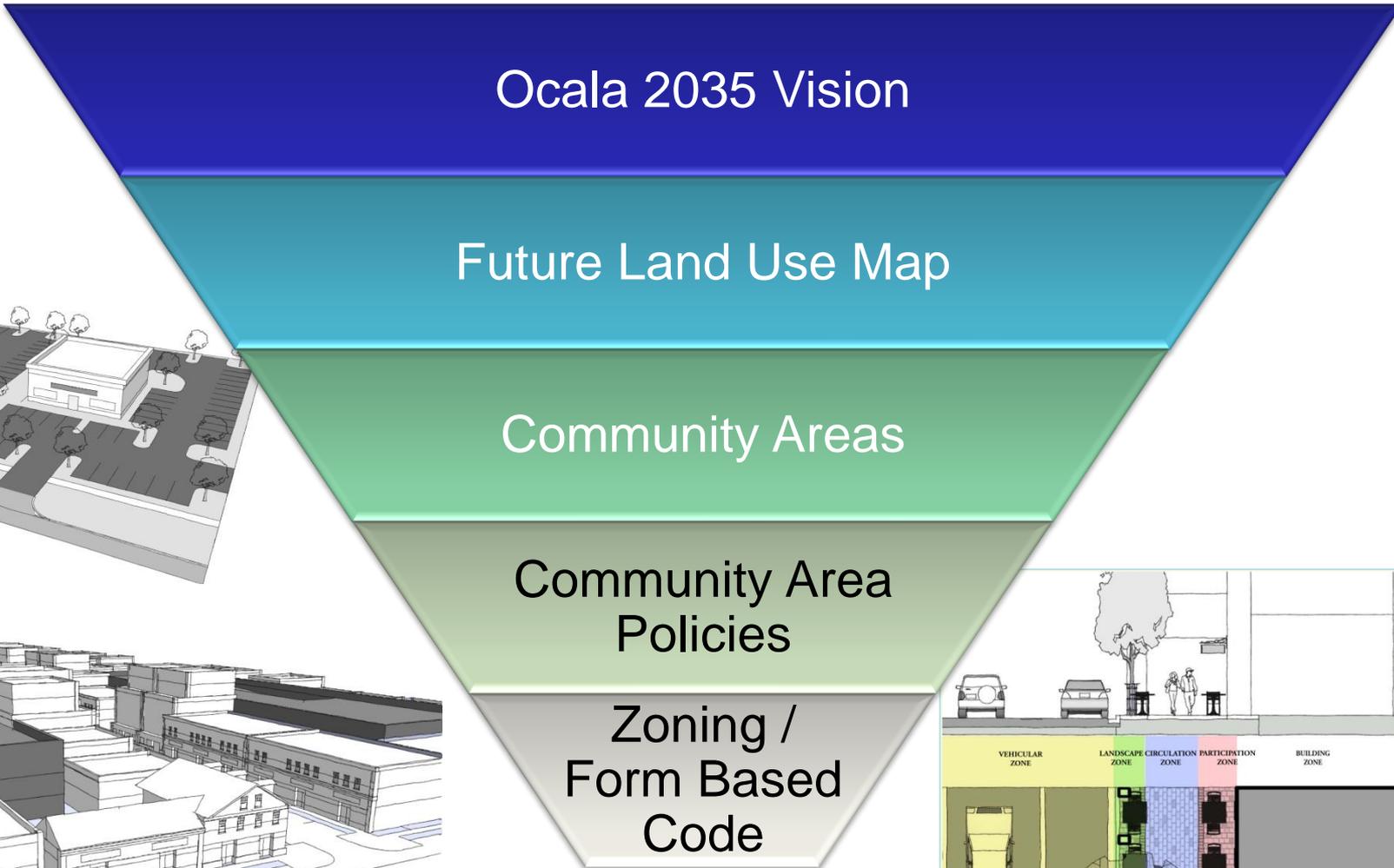


■ Example Sub Area Policy:

- *“The intent of the SE 36th Ave & Maricamp Special District is to provide a walkable urban center that provides services to the surrounding neighborhoods. A future transit stop is planned for this District.*”

The Essentials of Community

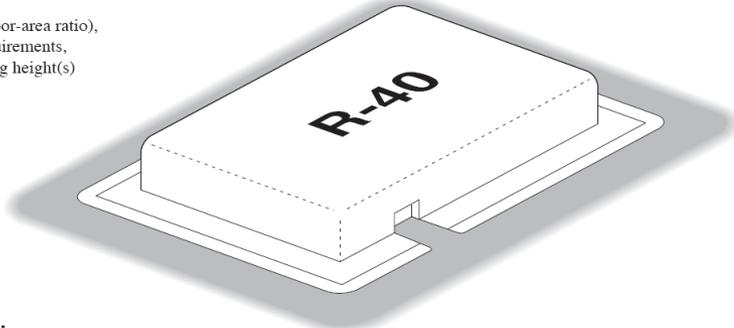






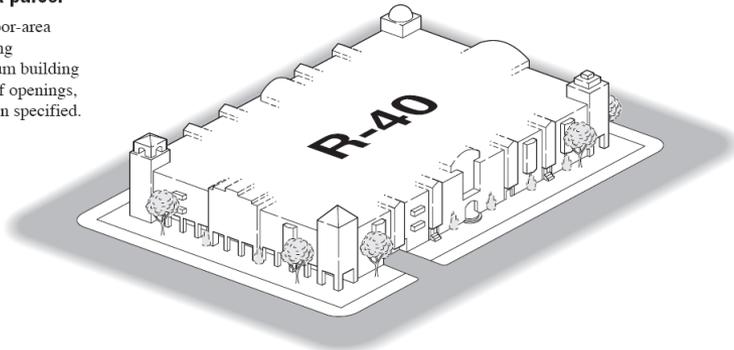
How zoning defines a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



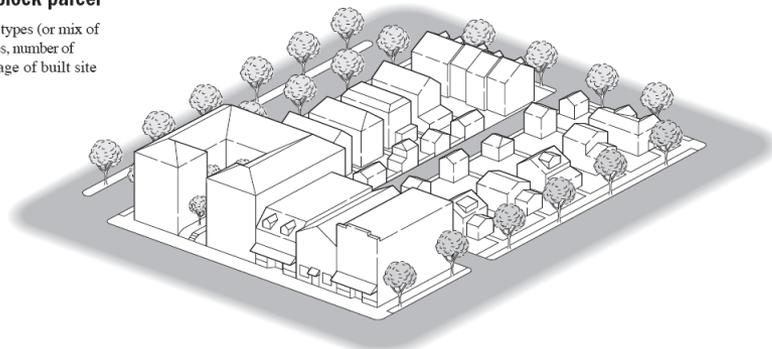
How design guidelines define a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.



How form-based codes define a one-block parcel

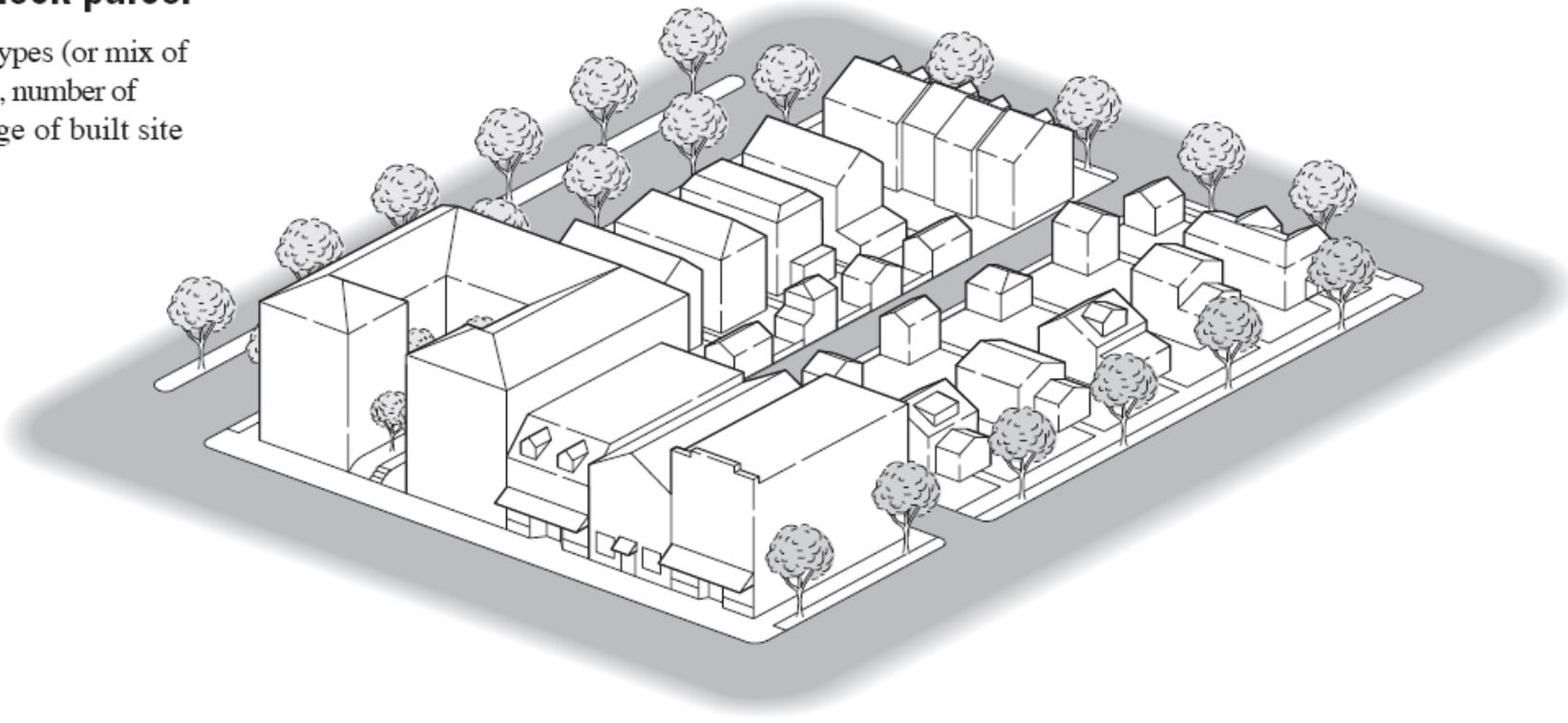
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

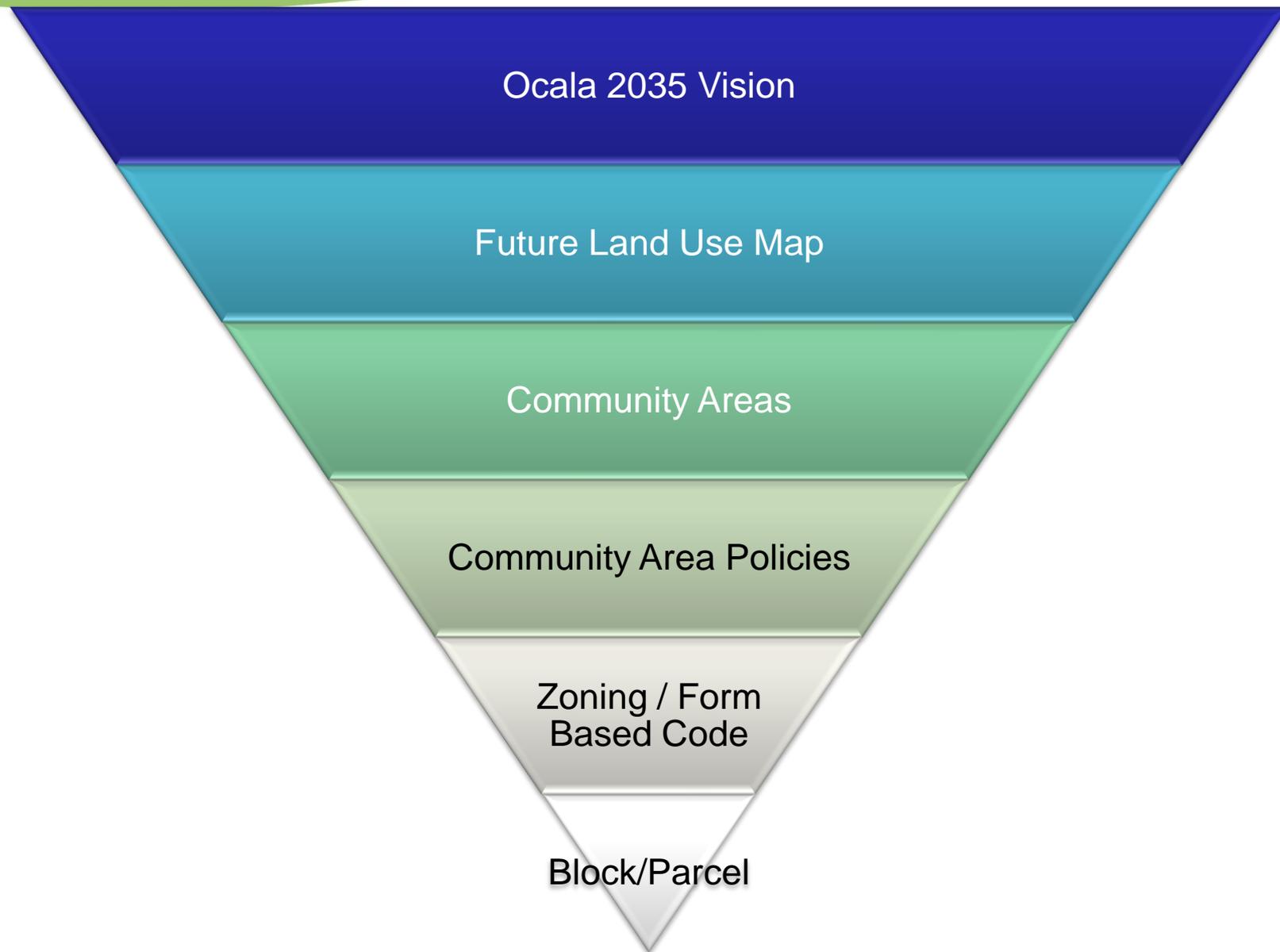




How form-based codes define a one-block parcel

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Questions and Discussion

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