



# 2035 Vision Update

October 27, 2011

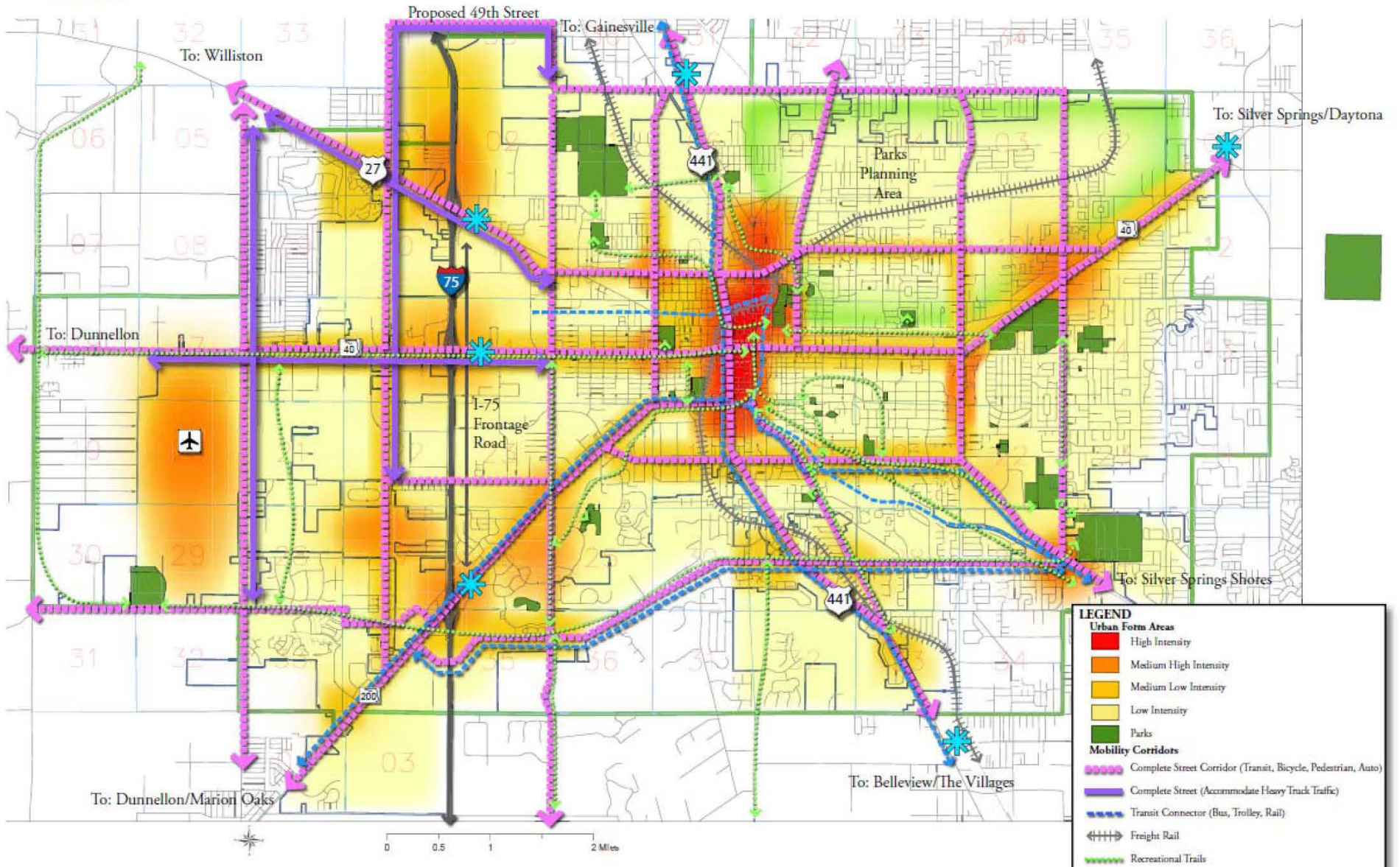




## Ocala Vision 2035

- *Ocala is...a great place to live, work, and prosper!*
- Community consensus of how Ocala should look and function in the year 2035
- 18 member Leadership Group as “Champions”
- Adopted by City Council Fall 2010







## Evaluation and Appraisal Report (EAR)

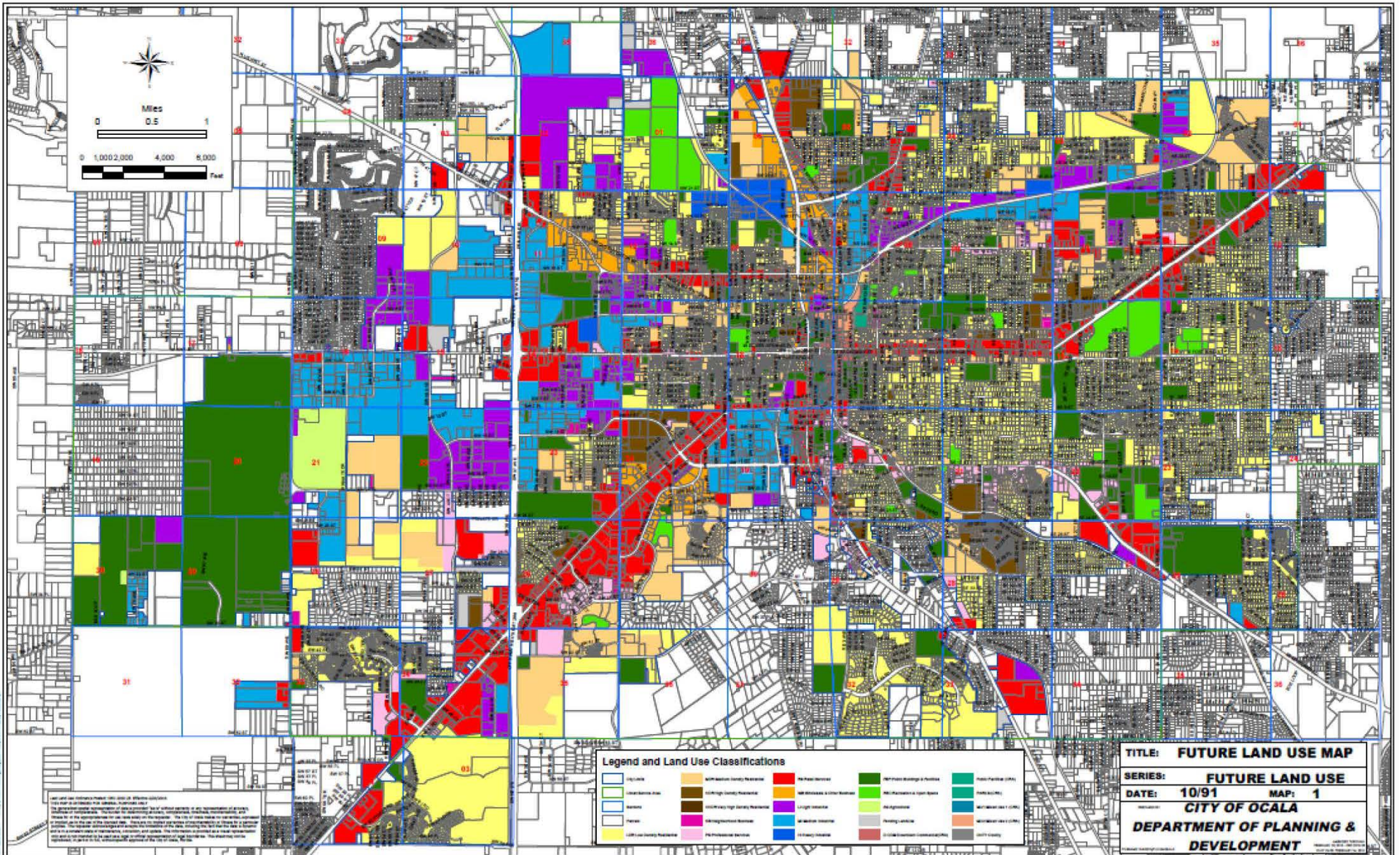
- Used the Vision 2035 process as basis for Public Participation and Major Issues Identification
- Found sufficient by DCA: April 2011
- Adopted by City Council: May 3, 2011



# EAR-based Comprehensive Plan Amendments

- Implements the recommendations of the Ocala 2035 Vision
  - Future Land Use Element and Map
  - Transportation/Mobility Element
  - Recreation and Open Space Element
  
- EAR-based Amendments to the Comprehensive Plan are required within 12 months

# FUTURE LAND USE MAP 2012

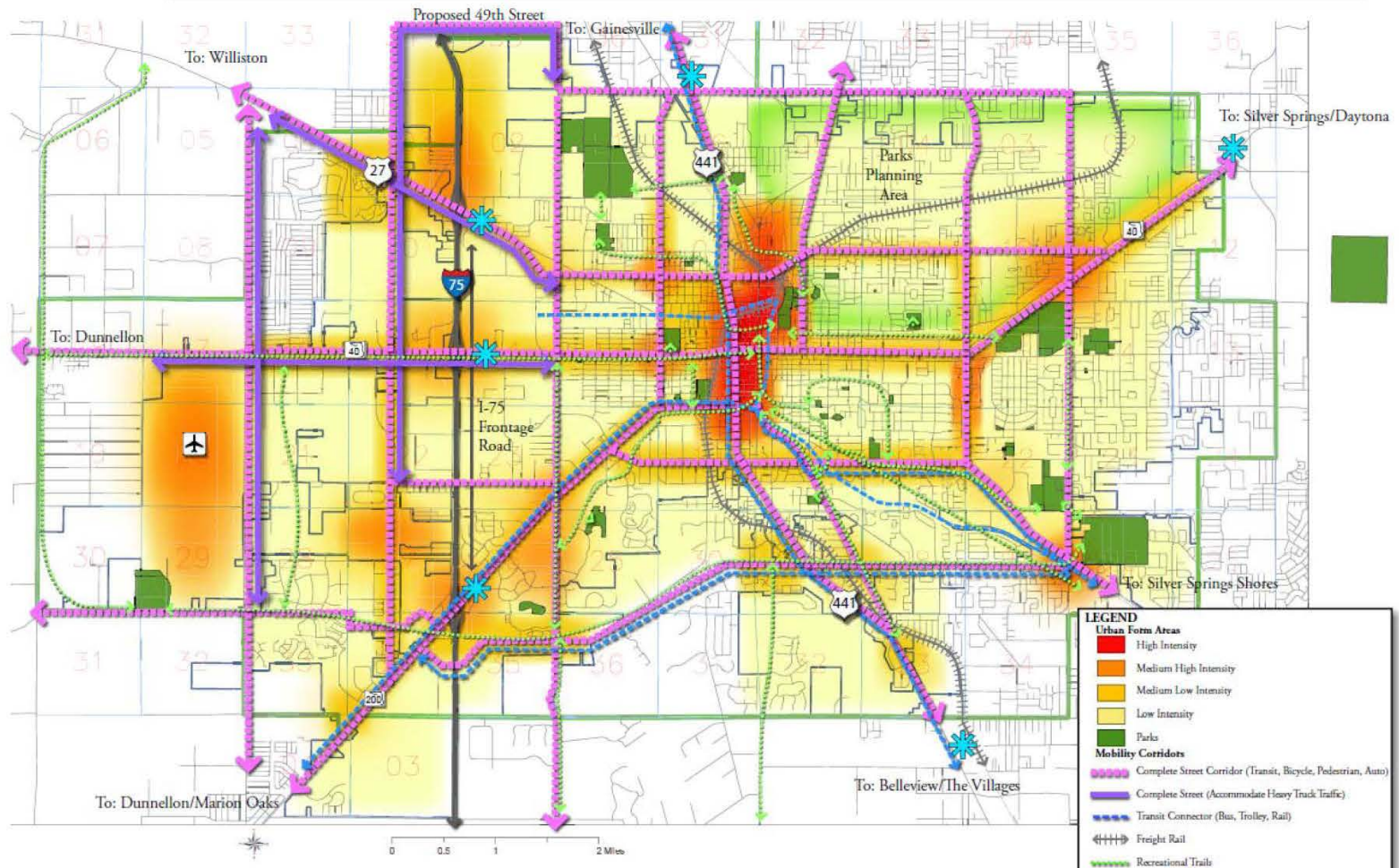




# How does it all fit together?



## Ocala 2035 Vision





Ocala 2035 Vision

Future Land Use Map

## Goals:

To be consistent with the Ocala 2035 Vision

To respect existing development rights

To simplify the City's future land use map

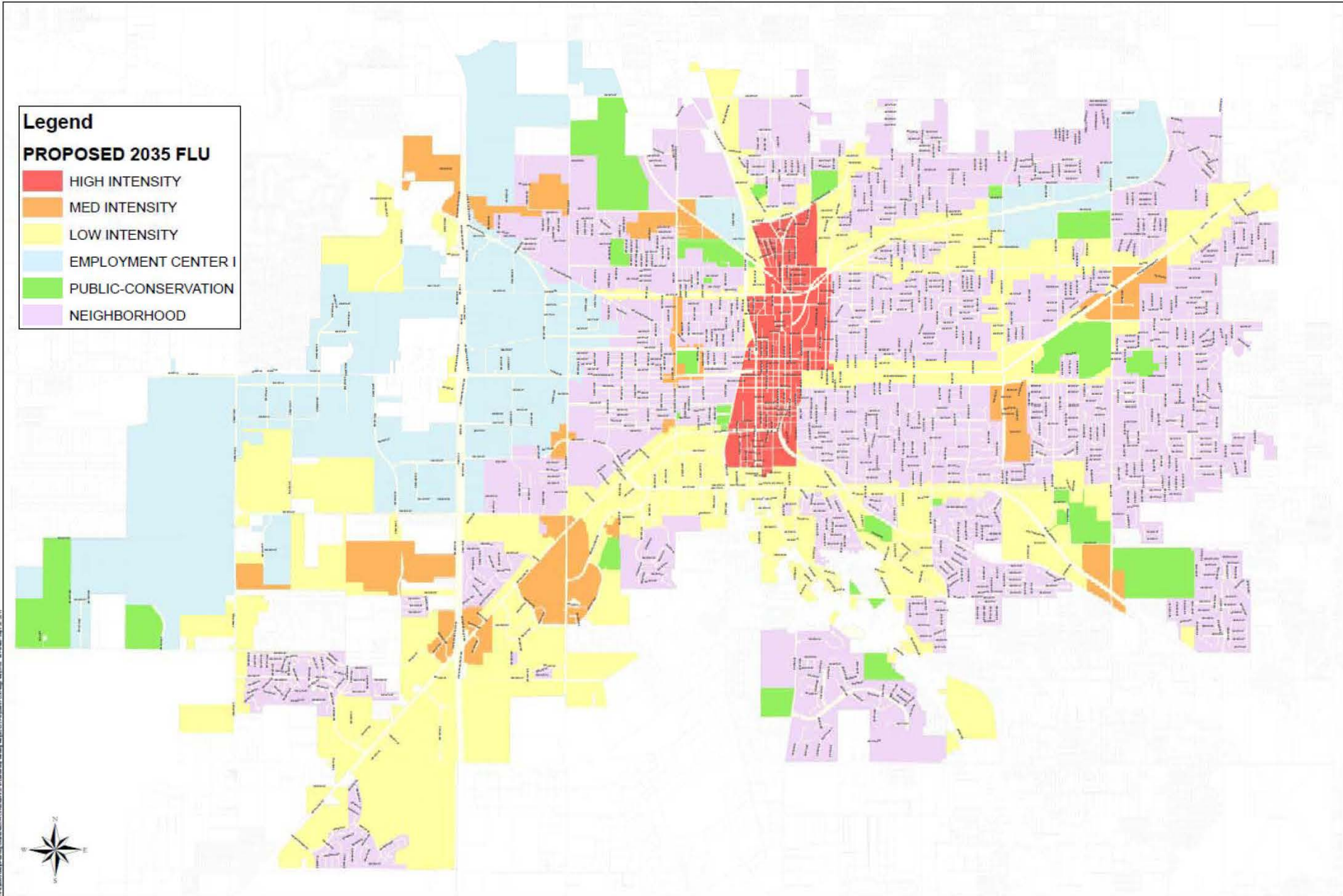


2035 Proposed Future Land Use Designations Design Map

**Legend**

**PROPOSED 2035 FLU**

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





## Proposed Future Land Use Classifications

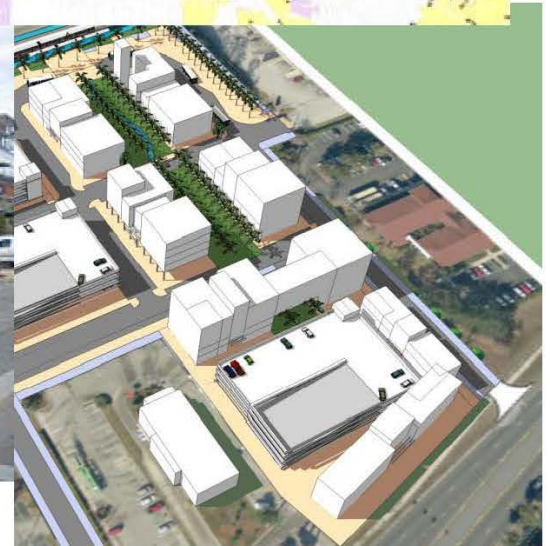
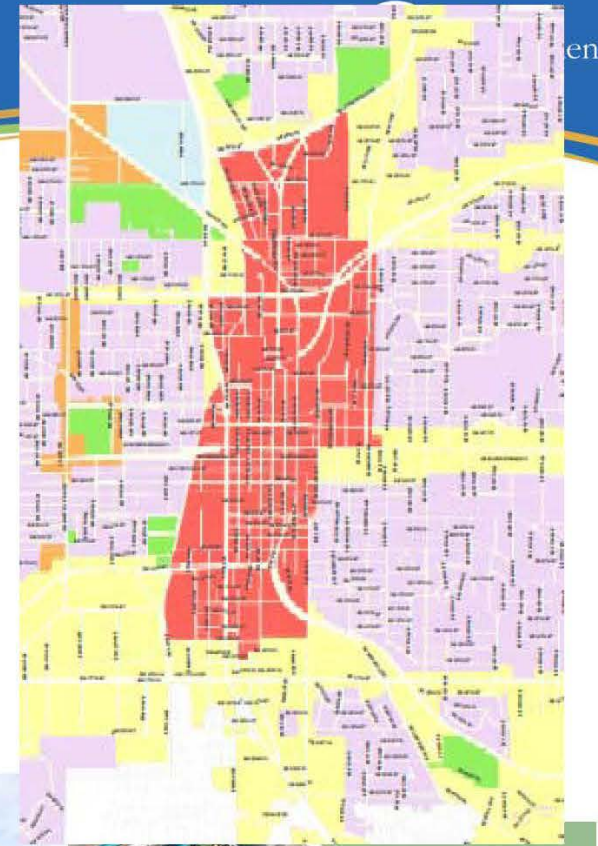
Name
Downtown
Medium Intensity/Special District*
Low Intensity
Neighborhood
Employment
Public

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



## Downtown

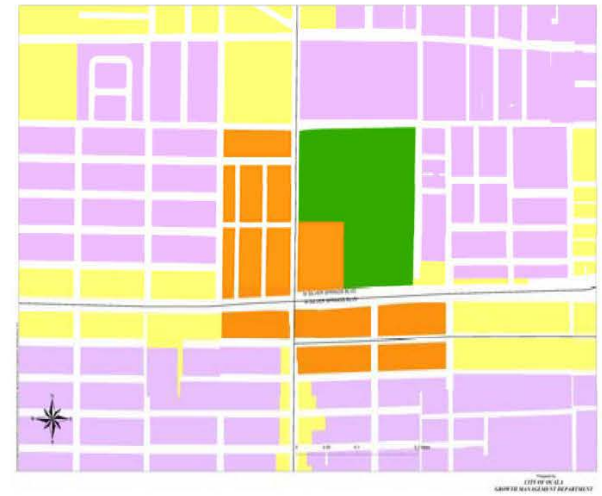
- “High Intensity” on Vision
- Includes Central Business District, North Magnolia, and Hospital area





## Special District / Medium Intensity

- “Medium High Intensity” on Vision
- Each Special District is unique
  - Croskey Commons (MLK & SR40)
  - SE 36<sup>th</sup> 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



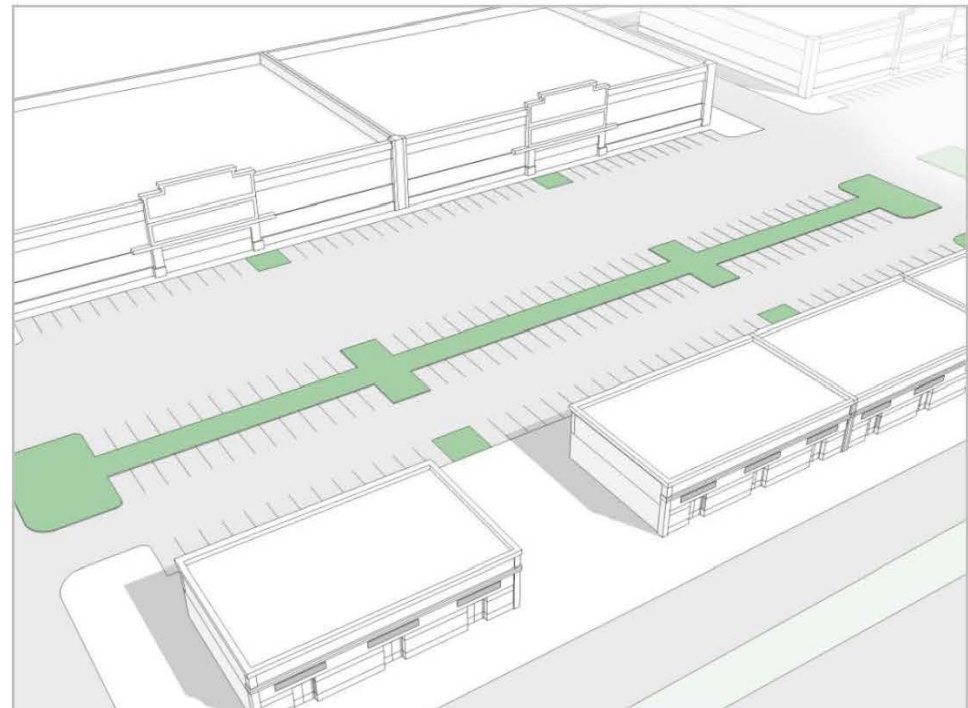
**NEIGHBORHOOD STREET**

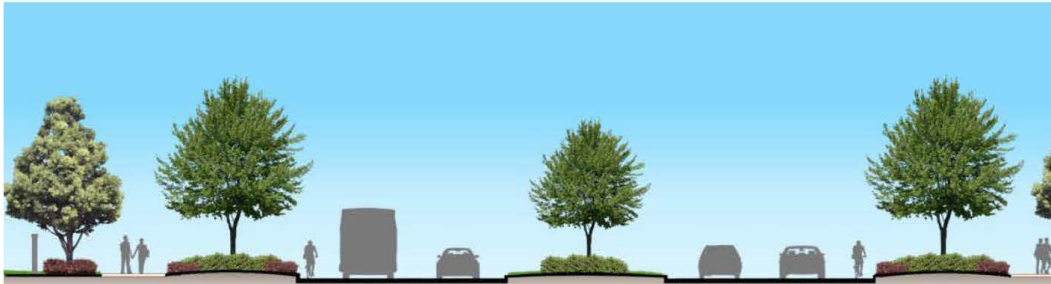




# Employment

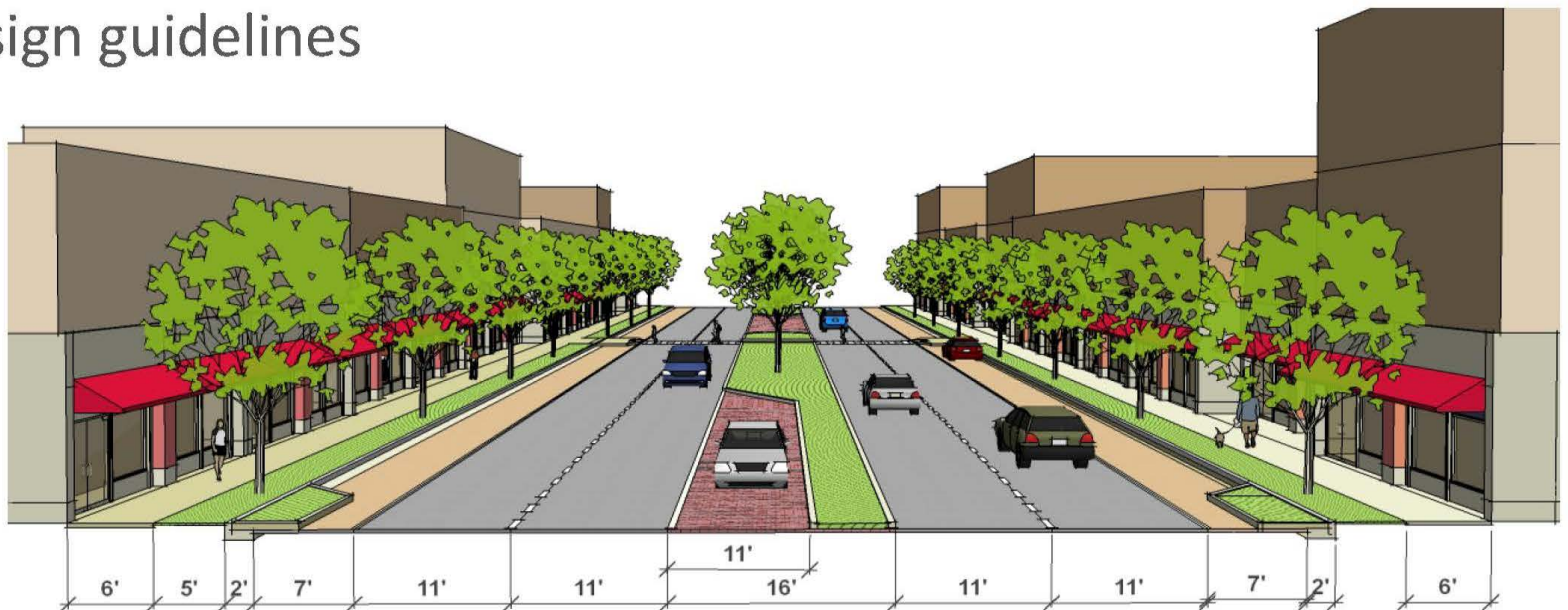
- Not subject to form based coding
- Designated for employment-based development





## Corridor Overlay

- Transitions between districts
- Automobile oriented
- Required form based design guidelines







# Proposed Future Land Use Classifications Summary

Name	Density	Intensity
Downtown	24 to 60 units/acre	0.20 to 2.0 FAR
Medium Intensity/Special District	5 to 30 units/acre	0.15 to 1.0 FAR
Low Intensity	Up to 8 units/acre	Up to 0.25 FAR
Neighborhood	Up to 5 units/acre	Up to 0.25 FAR*
Employment	Up to 24 units/acre	Up to 2.0 FAR
Public	n/a	Up to 0.15 FAR

\* Neighborhood-scale commercial or office must be compatible and complementary of surrounding neighborhood character and appearance

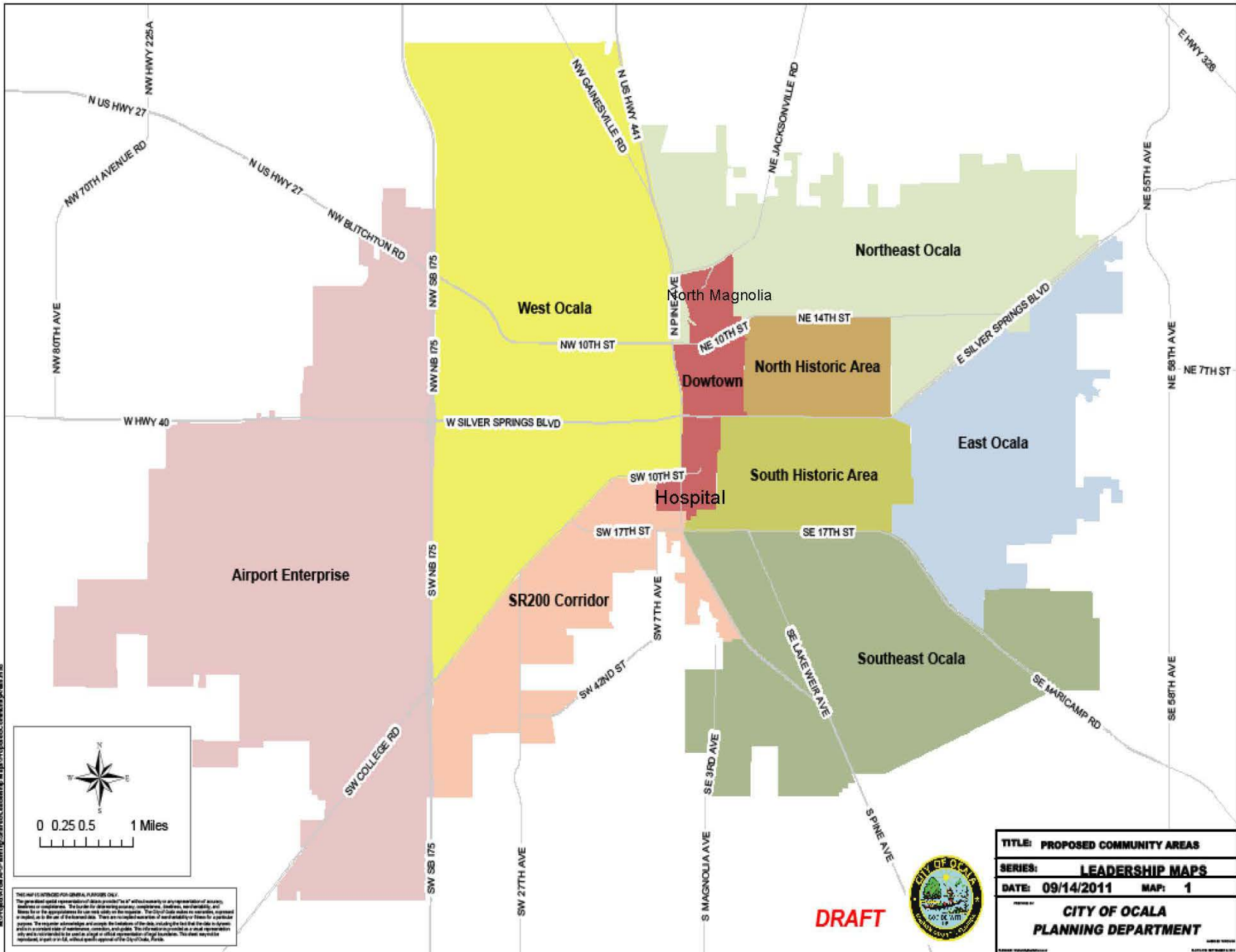


Ocala 2035 Vision

Future Land Use Map

Community Areas

# PROPOSED COMMUNITY AREAS



THIS MAP IS INTENDED FOR GENERAL PLANNING ONLY.  
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<b>TITLE: PROPOSED COMMUNITY AREAS</b>	
<b>SERIES: LEADERSHIP MAPS</b>	
<b>DATE: 09/14/2011</b>	<b>MAP: 1</b>
<b>CITY OF OCALA PLANNING DEPARTMENT</b>	



**DRAFT**



- Example Community Area Policy:
  - *“The intent of the SE 36<sup>th</sup> 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.*”



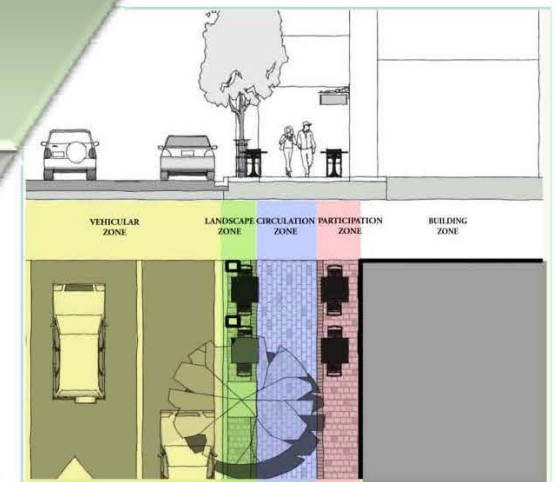
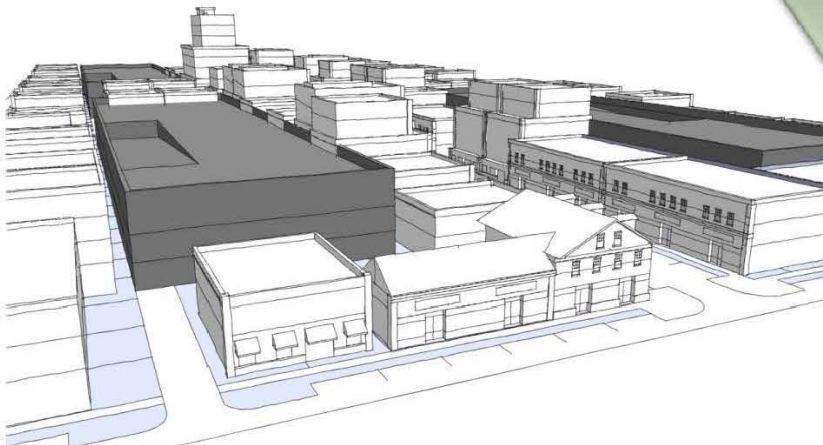
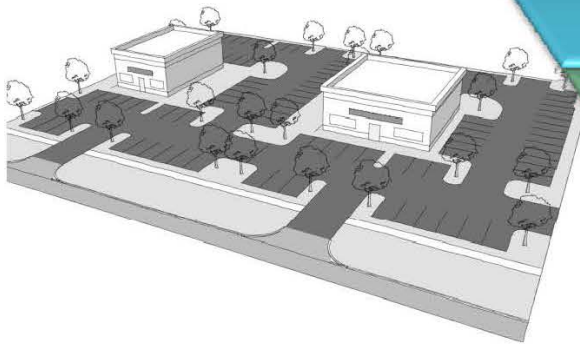
Ocala 2035 Vision

Future Land Use Map

Community Areas

Community Area Policies

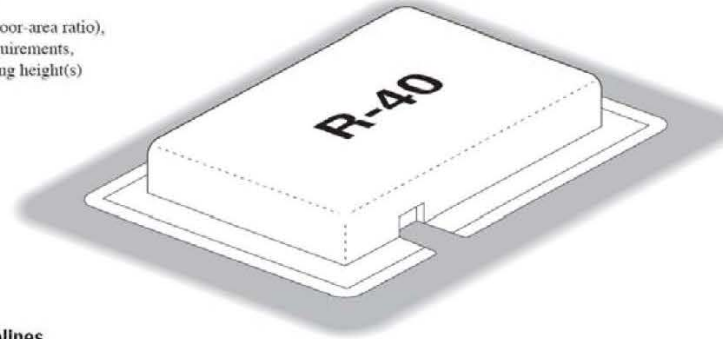
Standard Zoning or Form Based Code





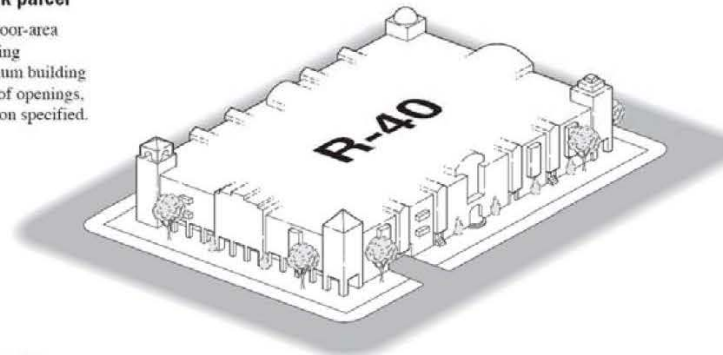
**How zoning defines a one-block parcel**

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



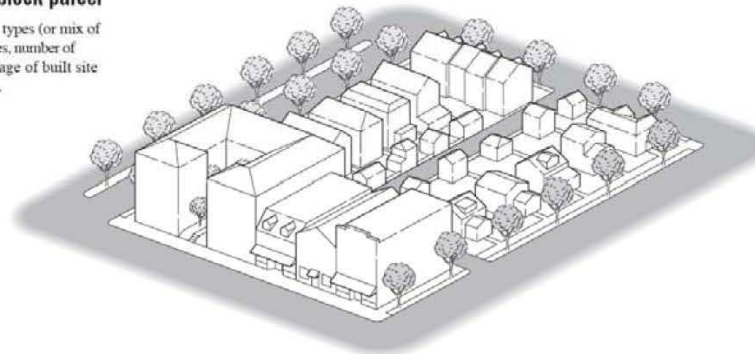
**How design guidelines define a one-block parcel**

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**

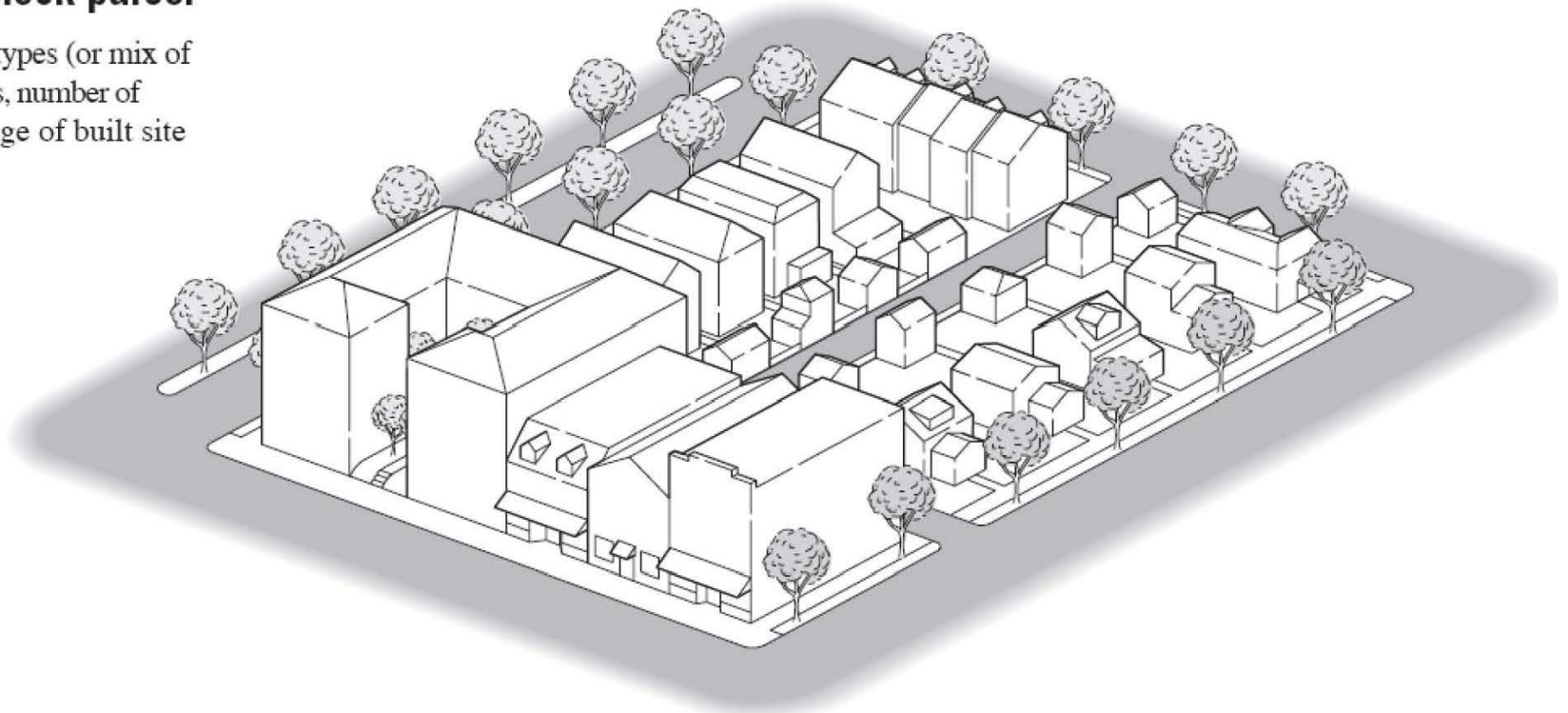
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.





## How form-based codes define a one-block parcel

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





Ocala 2035 Vision

Future Land Use Map

Community Areas

Community Area Policies

Standard Zoning  
or Form Based  
Code

Block/Parcel



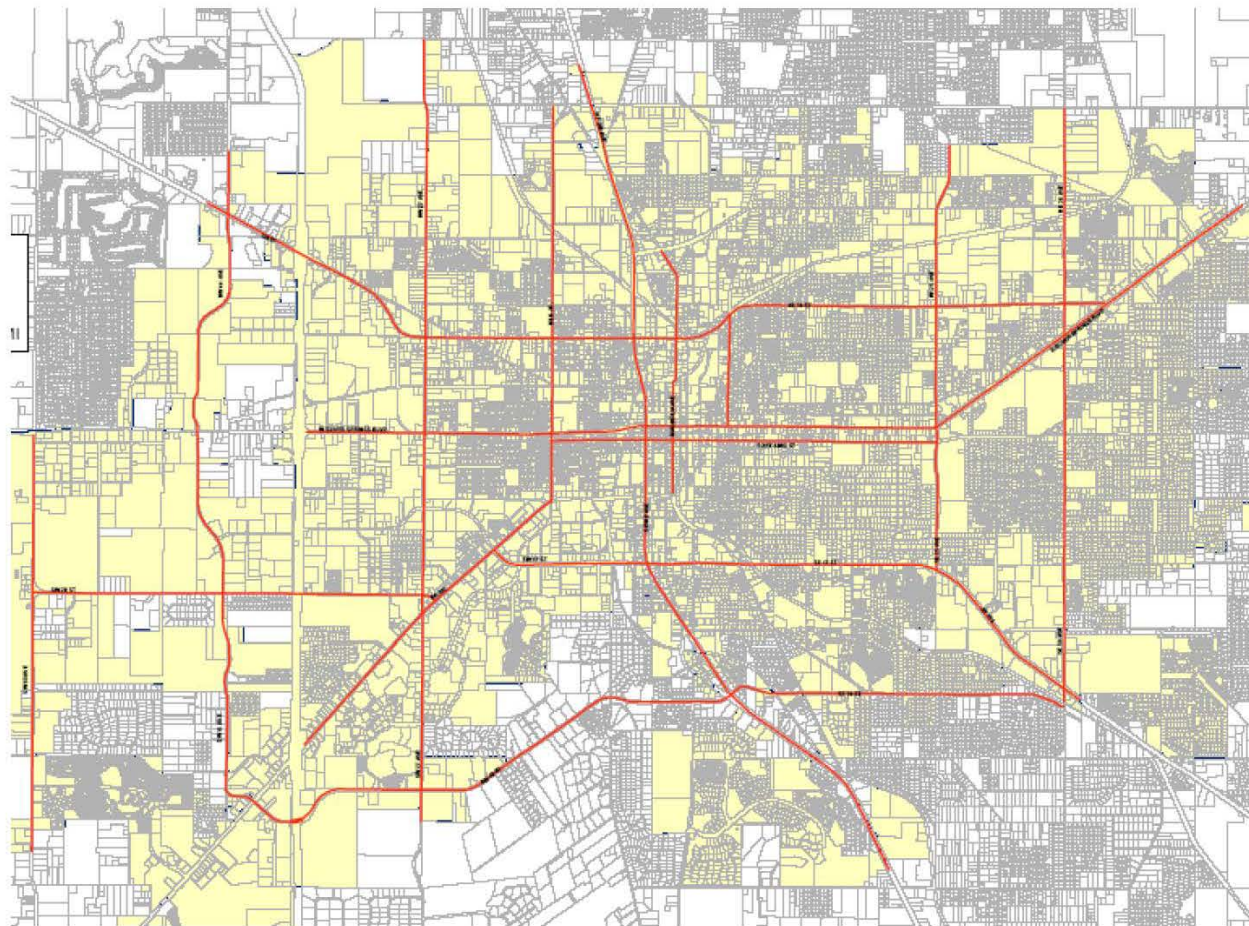


Questions?





# Major Transportation Corridors

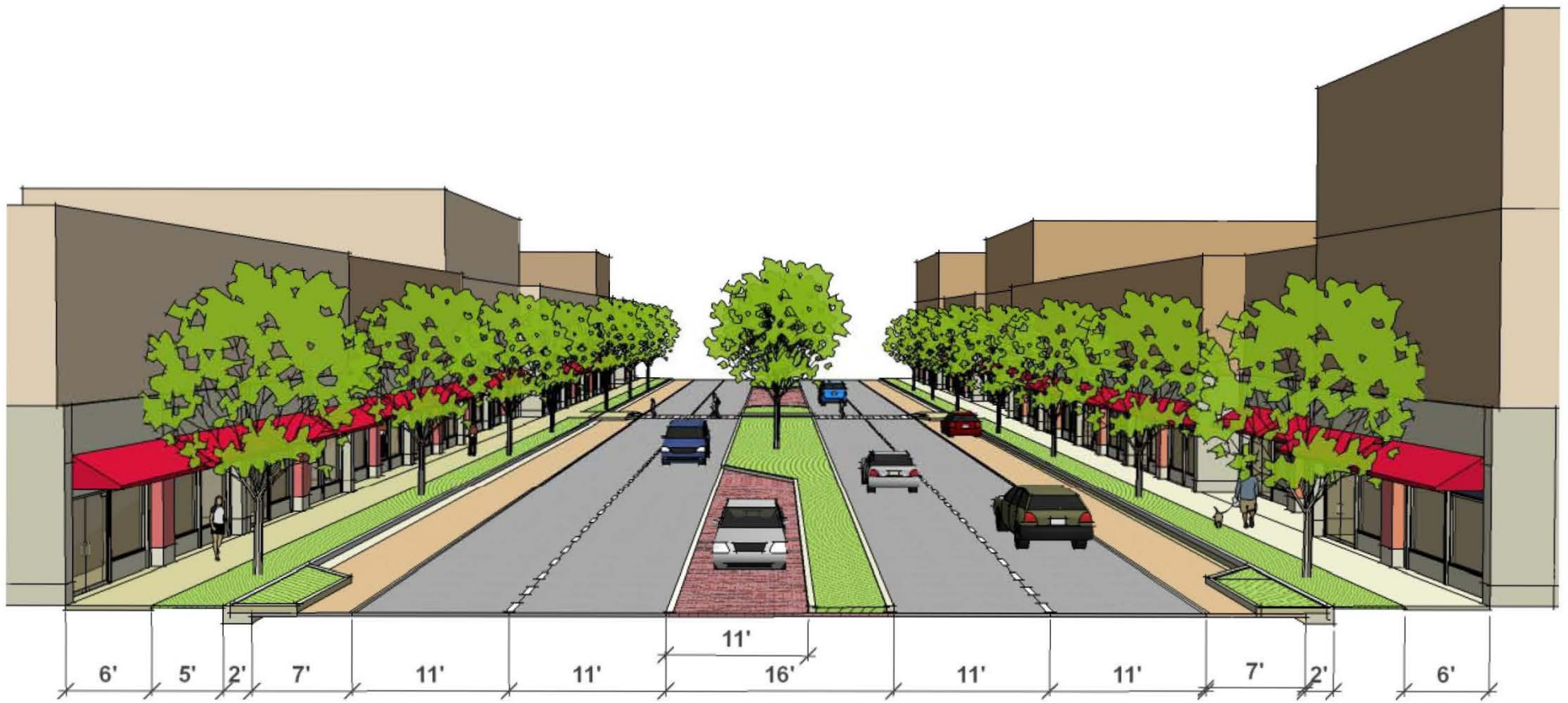




- Alternative Roadway Section #1 for SR-40 through Downtown (Bridge to 8<sup>th</sup> Ave)



- Alternative Roadway Section #2 for SR-40 through Downtown (Bridge to 8<sup>th</sup> Ave)



- Alternative Roadway Section for Pine Ave  
 (SR-40 to SW 17<sup>th</sup> St)