2035 Vision
Leadership Group
5-24-12
Agenda

a. Comprehensive Plan Amendment Schedule
   a. Vision Based Amendments
   b. Zoning Revisions
   c. Evaluation and Appraisal Report (EAR)
   d. EAR Based Amendments

b. West Ocala Supermarket Feasibility Analysis

c. Osceola Linear Park/Citizens Circle

d. Reinvent Tuscaloosa
Vision Based Amendments

- Future Land Use
- Transportation
- Recreation and Open Space
- Capital Improvements

Public Hearings:
- Planning and Zoning Commission: 7/23/12
- City Council Transmittal: 8/21/12
Zoning Revisions

**Staff:**
- Draft Zoning Map
- Create Conceptual Zoning Districts and Template
- Revise Table of Uses
- Overlay Districts
Zoning Revisions

VHB

- General Design Guidelines
- Form Based Regulating Plans
  - Downtown
  - West Ocala
Evaluation and Appraisal Report

- Summary Audit of the Effectiveness of the Comprehensive Plan
- Originally Approved by City Council in April, 2011
- Review for statutory changes
- Proposed adoption by February, 2013
Revised Comprehensive Plan policies for consistency with the EAR

Proposed Completion date: August, 2013
West Ocala Supermarket Feasibility Study

- Potential Locations
- Industry Classifications
- Recommended Incentives
- Proposed to be taken to City Council on June 5th
- Gibbs meeting w/Leadership Group/West Ocala
Osceola Linear Park/Citizens Circle
Gaslight District
Currently, Tuscanella Park is......

Historic gem for the City of Ocala
Located within walking/biking distance of historic districts & downtown core
Vegetated with an established Tree Canopy
Enhanced by an interesting topography
Acting as a buffer between residential neighborhood and industrial uses

Challenges facing Tuscanella Park are......

Inadequate Parking
Locating the park by visitors
User safety
Pedestrian access
Need for additional activities to bring more citizens to the park
Linking park to complement City plans for economic development
Funding Sources for improvements

Opportunities to Enhance Park Function......

Develop as WIFI Hotspot
Special Events (either alternatives or in conjunction with downtown core)
Connect City attractions via Visitor Trolley
Encourage Alternative Transportation
Expand the educational opportunities currently offered by the Discovery Center
Develop a sustainable park improvement program utilizing existing structures
Add elements to provide alternative energy sources

Site Work

Road Widening to provide on street parking & bicycle lanes
Improve connectivity with additional perimeter sidewalks
Develop Nodes/Intersections as point of entry
Improve and add Bicycle Paths
Add Signalization and Signage
Provide Multi-purpose field for various events/games

Building Program

Amphitheater
Multi-purpose Stage
Existing Auditorium (refurbish/reuse)
Shade Parking areas with Solar Panels, utilize energy generated on site (car charging, street lights)
Establish research component for environmental education with local colleges & universities
Develop pony/carriage trail for special events
Construct additional wet/dry play areas

Tuscanella Park

Design Brief

Tuscanella Park

Context Analysis
OCALA CENTRAL PARK

NEW PARK ENTRANCES
At several locations, the new park entrances will be redesigned to present a more-refined entryway and will establish the extremal points that will be used throughout the park. These entrances will emphasize local design elements and remove barriers for access.

AMPHITHEATER RENOVATION
The existing amphitheater will be renovated into an open-air theater for staging the history. Moreover, the plaza in front will be elevated by raising the existing streets. The facility will become a city-wide/regional draw by attracting resident acts and other cultural events.

CAFÉ / RESTAURANT RENOVATION
The existing American Legion Building will be renovated into a café/restaurant, multi-purpose facility that can serve as a community gathering and an added asset to the city.

HIGH-INTENSITY PARK-SIDE HOUSING
This illustrates the typical housing type that would be proposed adjacent to the park. These townhouses will be situated to be a transition from the historic district and will be sites based on smart-growth standards. These units will be part of a public school and will redevelop several other adjacent and close to the park.

HIGH-INTENSITY REDEVELOPMENT SITES
This shows the typical high-intensity, high-intensity redevelopment planned for sites close to the park. These sites will remove current uses that are not compatible with the long-range goals of the park. These sites will include residential, day-care facilities, and professional offices.
Next Steps

**June 2012**
- June 5\(^{th}\): West Ocala Supermarket Feasibility Analysis to be taken to City Council for approval
- June 6\(^{th}\) Robert Gibbs to meet with Leadership Group and West Ocala Steering Committee

**July 2012**
- July 23\(^{rd}\): Vision Based Comprehensive Plan Amendments will be taken to the Planning and Zoning Commission for Approval
- City Council Transmittal Public Hearing of Comprehensive Plan Element revisions

**August 2012**
- August 21\(^{st}\): Vision Based Comprehensive Plan Amendments will be taken to City Council for Approval