



Brick

By

Brick

✦ Planning 101 ✦





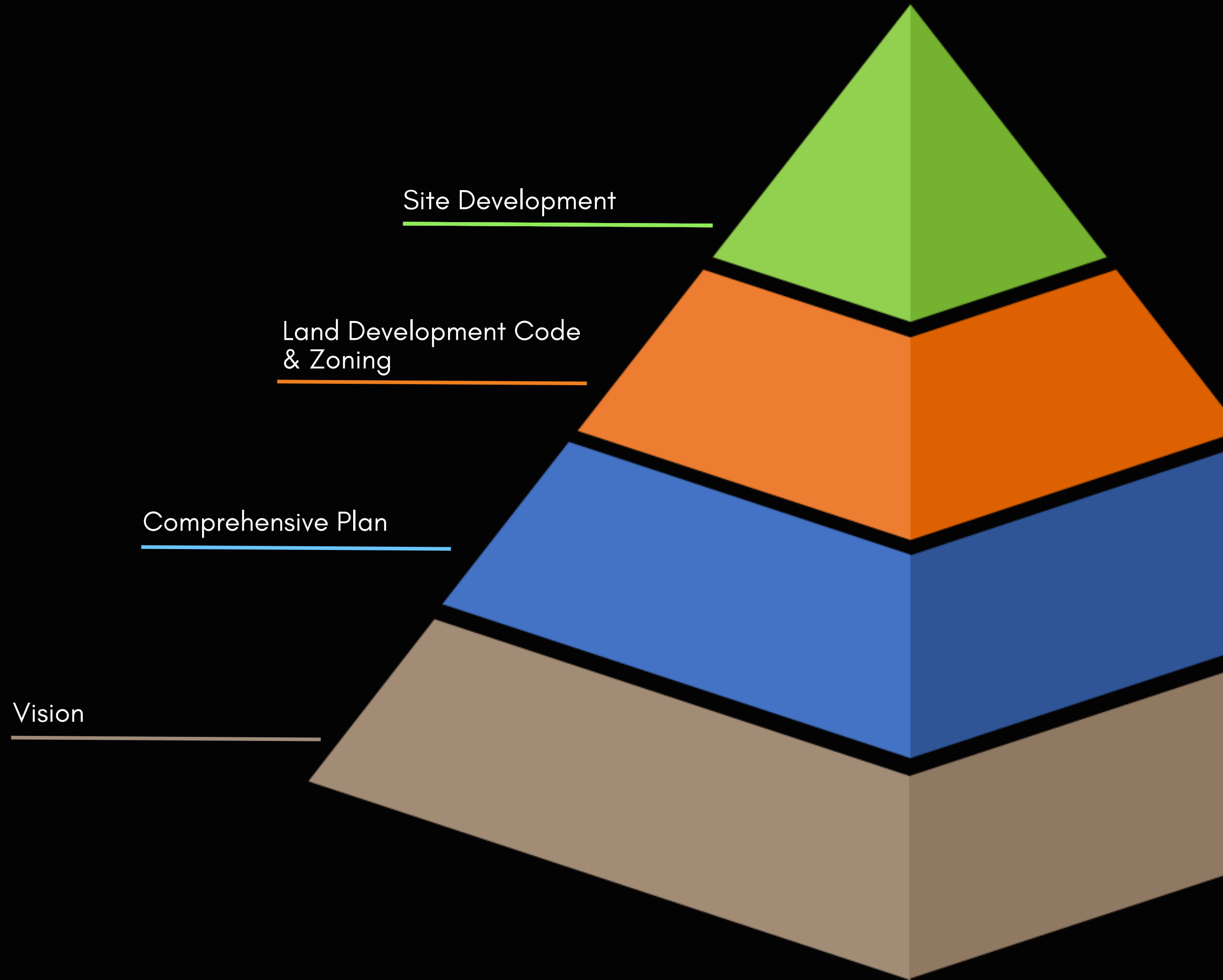
Overview

- **Vision 2035**
- **Comprehensive Planning**
- **Land Development Code and Zoning**
- **Community Redevelopment**
- **Historic Preservation**
- **Vision 2050 Activity**

Community Involvement



- Planning and Zoning Commission
- Board of Adjustment
- Community Redevelopment Areas
 - East
 - West
 - North Magnolia
 - Downtown
- Brownfields
- Ocala Historic Preservation Advisory Board
- Tree Commission
- Vision (Leadership)
- Public Notices



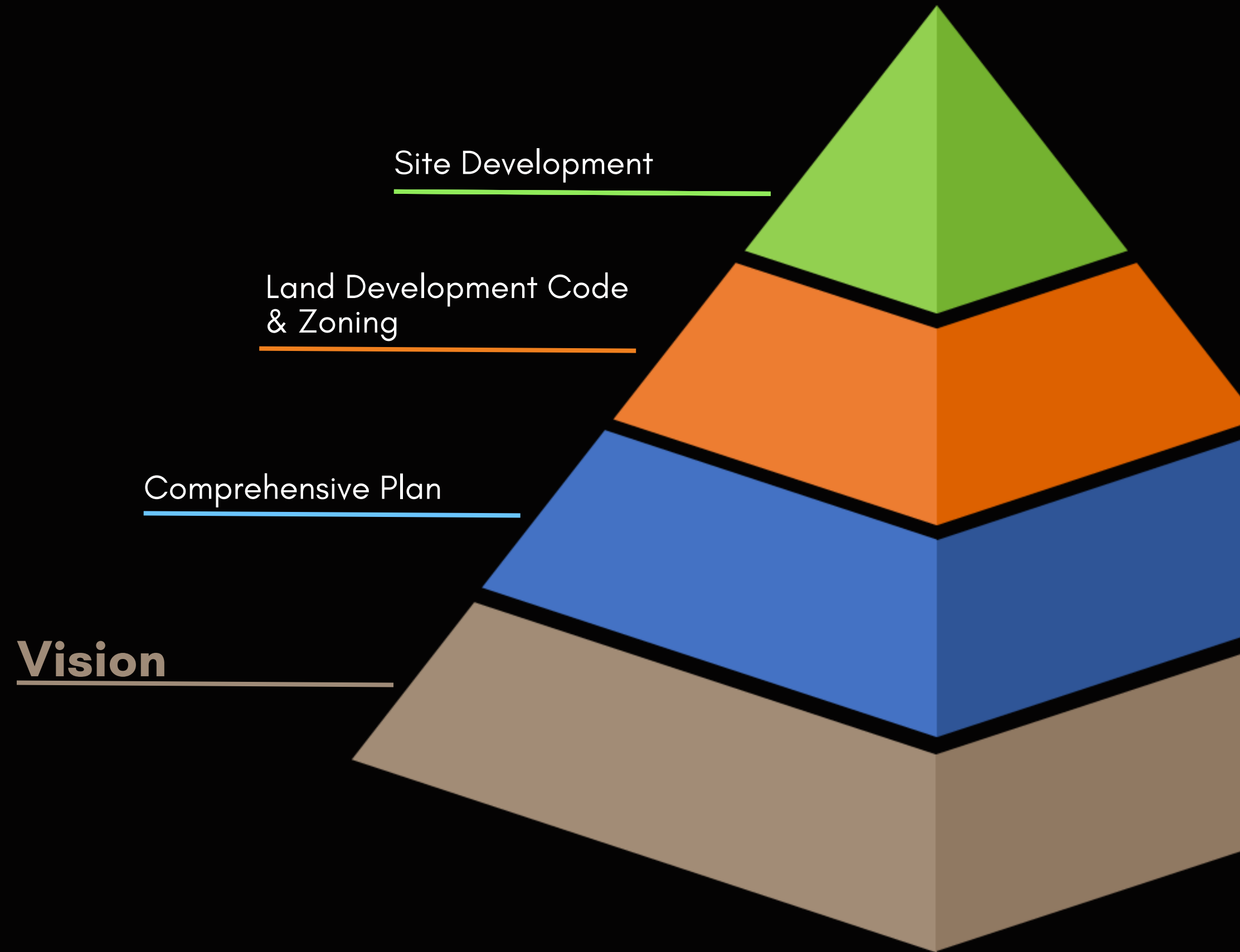
Vision

Comprehensive Plan

Land Development Code
& Zoning

Site Development

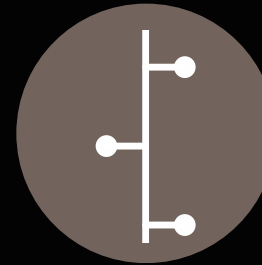
Vision 2035



Vision Methodology



Development of leadership group



**Create a timeline for completion:
May - September 2010**



Identification of Citywide Workshops



Monthly City Council updates



**Prepare final report for City Council
and plan for adoption**

Vision Product



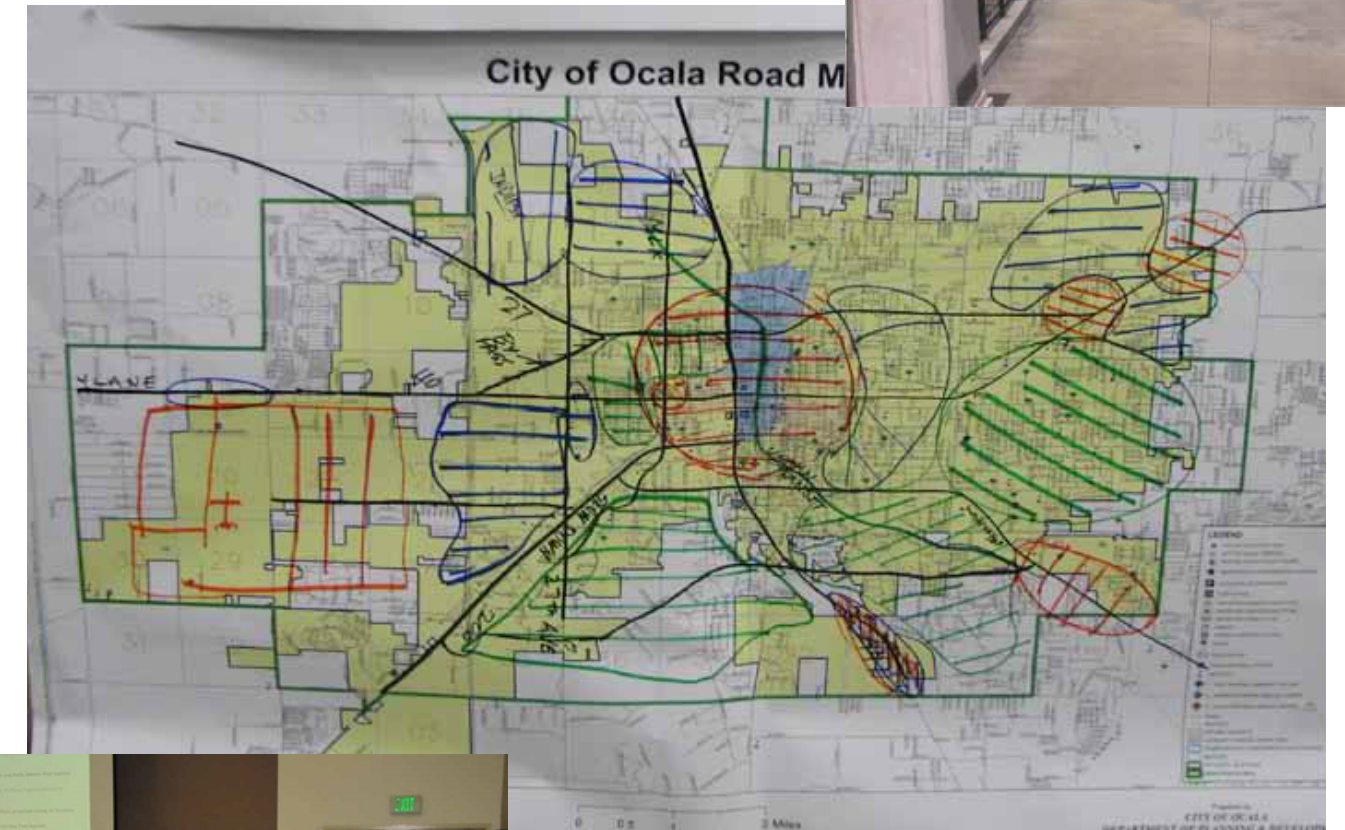
Identification of the mission and vision for the City of Ocala



A list of principles that will guide the City of Ocala



A final document that can be implemented



Strategy Progress



Building & Site Design Strategies

Complete <input type="checkbox"/>	Strategy	Progr <input type="checkbox"/>
Ongoing	1. Amend the Land Development Code to encourage innovative design and implement the Vision. Establish a task force of citizens, local professionals and/or Leadership Group members to aid in the Land Development Code review and amendment process. Year 2012 - 2015	40%
Ongoing	2. Develop a Form-Based Code to regulate the desired site design and building form for appropriate areas of the City. Year 2012 - 2015	60%
Ongoing	3. Create an incentive program to encourage infill, development or redevelopment. Year 2011 - 2015	100%
Ongoing	4. Provide shade for pedestrians, preserve and protect the natural environment, and enhance the beautification of the built environment through landscaping standards. Year 2012 - 2015	50%
Progress subtotal		63%

Mobility & Connectivity Strategies

Complete <input type="checkbox"/>	Strategy	Progr <input type="checkbox"/>
Ongoing	1. Develop Streetscape Master Plans, including landscape and hardscape details, to improve visual aesthetics of City gateway corridors, including SR 200, SR 40, US-27, and US-441. Coordinate with the Florida Department of Transportation (FDOT) and Marion County to ensure that all applicable transportation design criteria	0%

2050 Process



Will build upon 2035 Vision for process and completion.



Create a series of workshops to generate public involvement

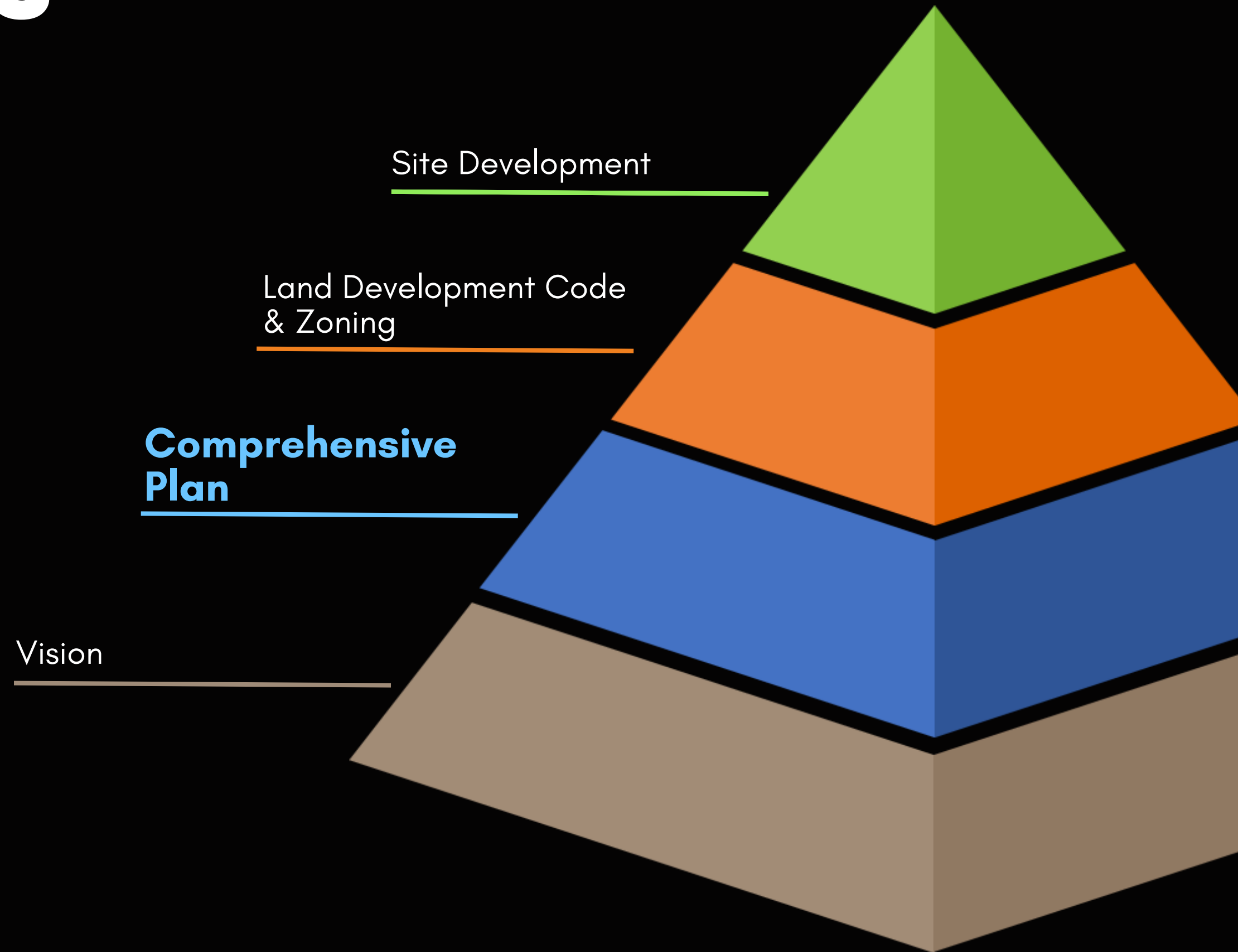


Aim to complete Summer/Fall 2024



Comprehensive Planning

What is a comprehensive plan and why is it necessary?



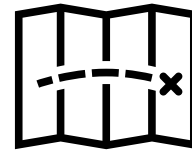
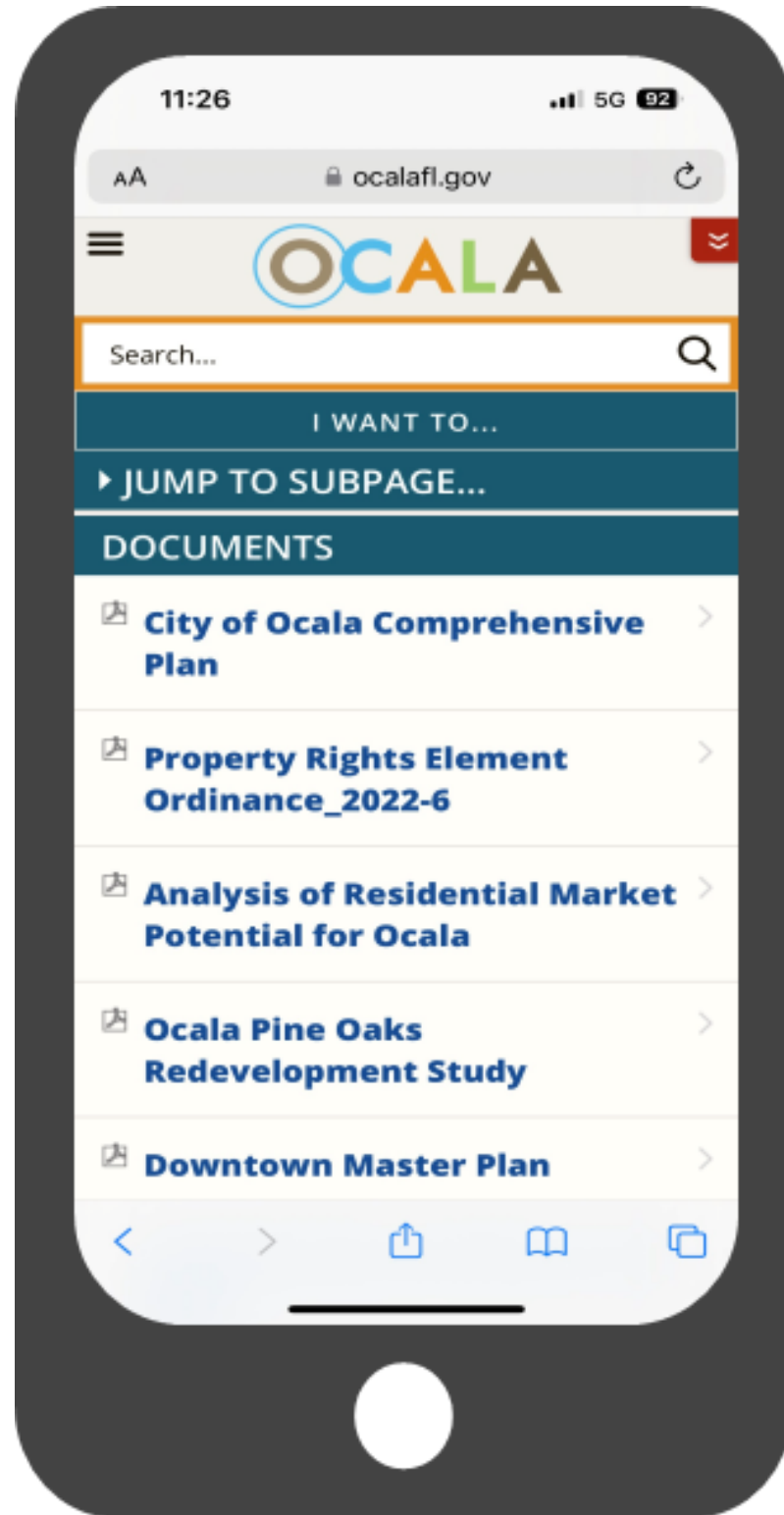
Why a Comprehensive Plan?

In Florida, growth management legislation was passed in 1985. To provide facilities and services that communities need, while fostering economic growth and preserving natural amenities

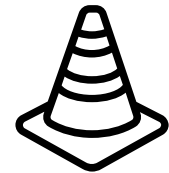
The document that serves as the overall foundation for land use regulation in the City.

The importance of a Comprehensive Plan CANNOT be overstressed.

Elements



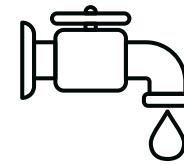
Future Land Use



Capital Improvements



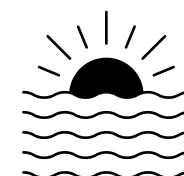
Transportation



Public Facilities/Infrastructure



Conservation



Recreation & Open Space



Housing



Intergovernmental Coordination



Property Rights

Key State Legislation



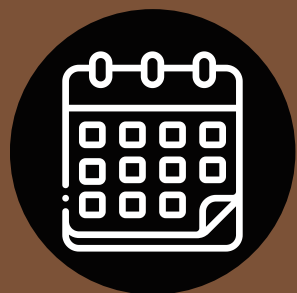
Relevant Data Analysis

- Surveys, studies, community goals and vision, population estimates and projections.
- Must be publicly available, professionally accepted, and consistently applied.



Intergovernmental Coordination

- Relationship to adjacent municipalities, counties, regional, state and federal agencies and military installations.



Planning Periods

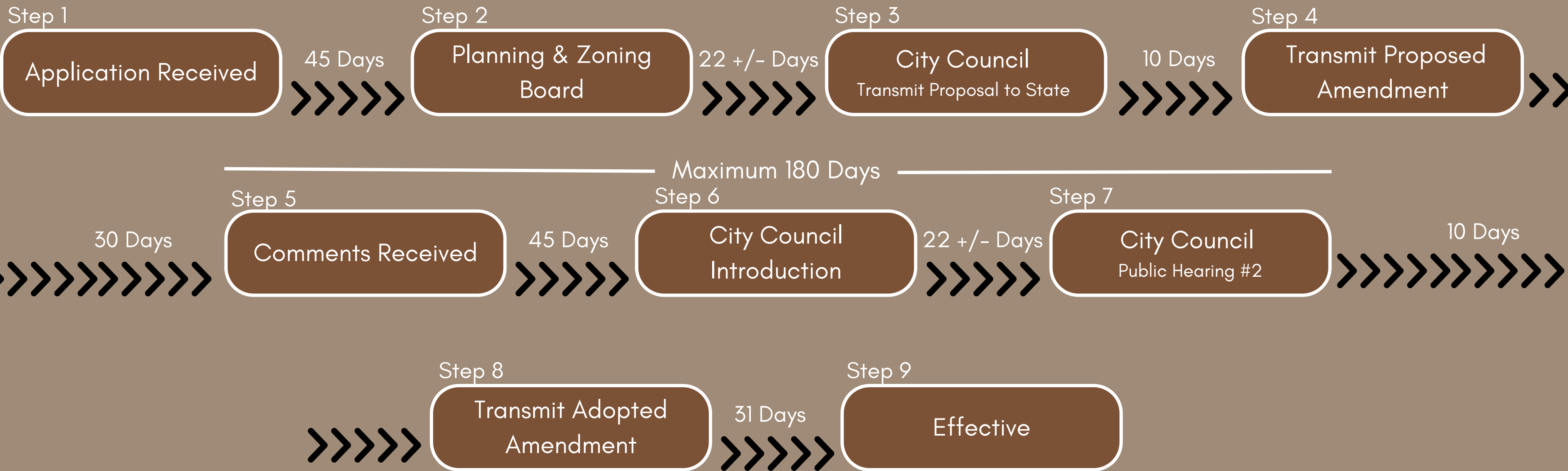
- The first **10 years** after the plan's adoption
- Covers at least a **20 year** period



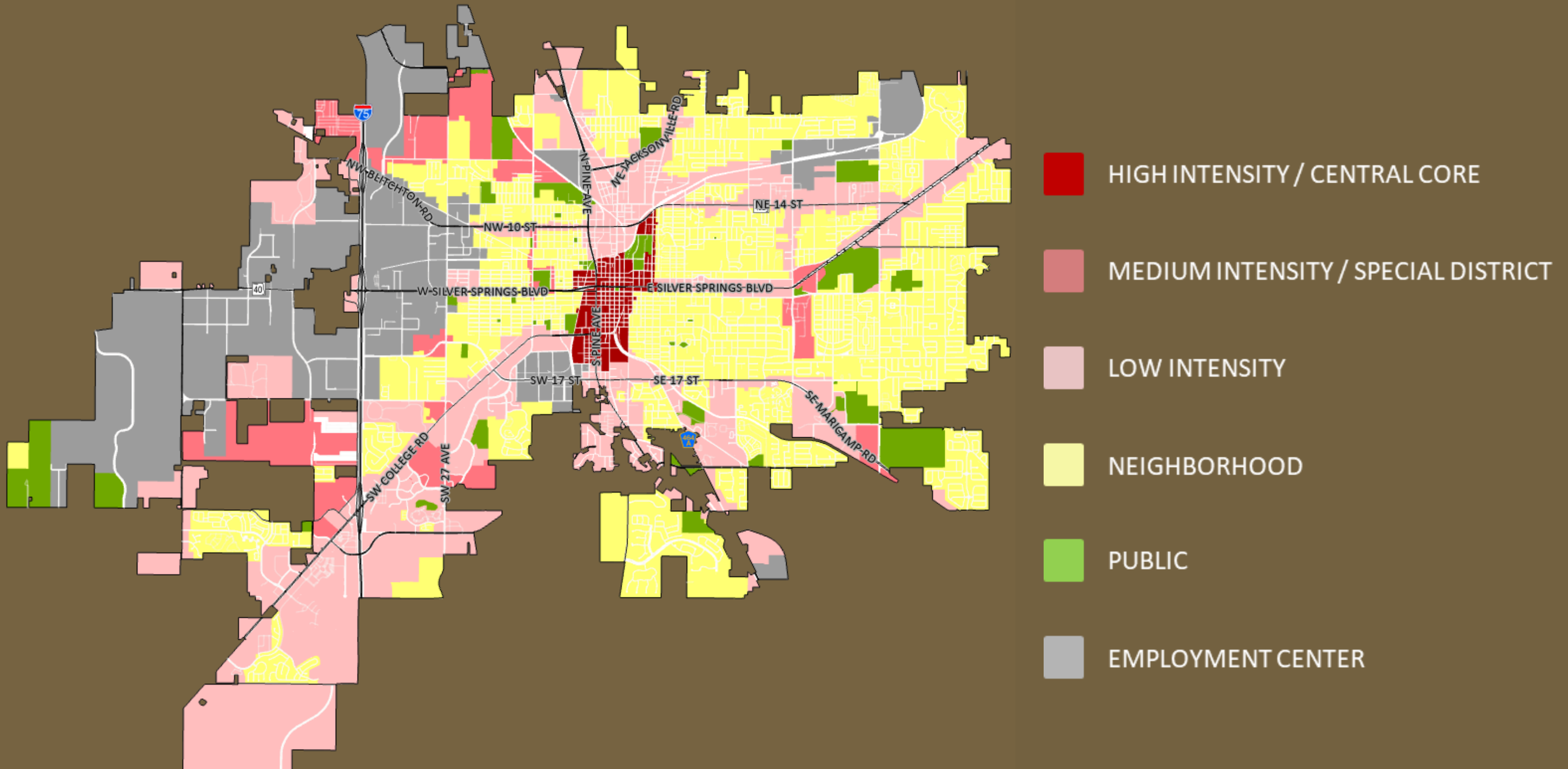
Evaluation and Appraisal

- EAR audit required every **10 years**.

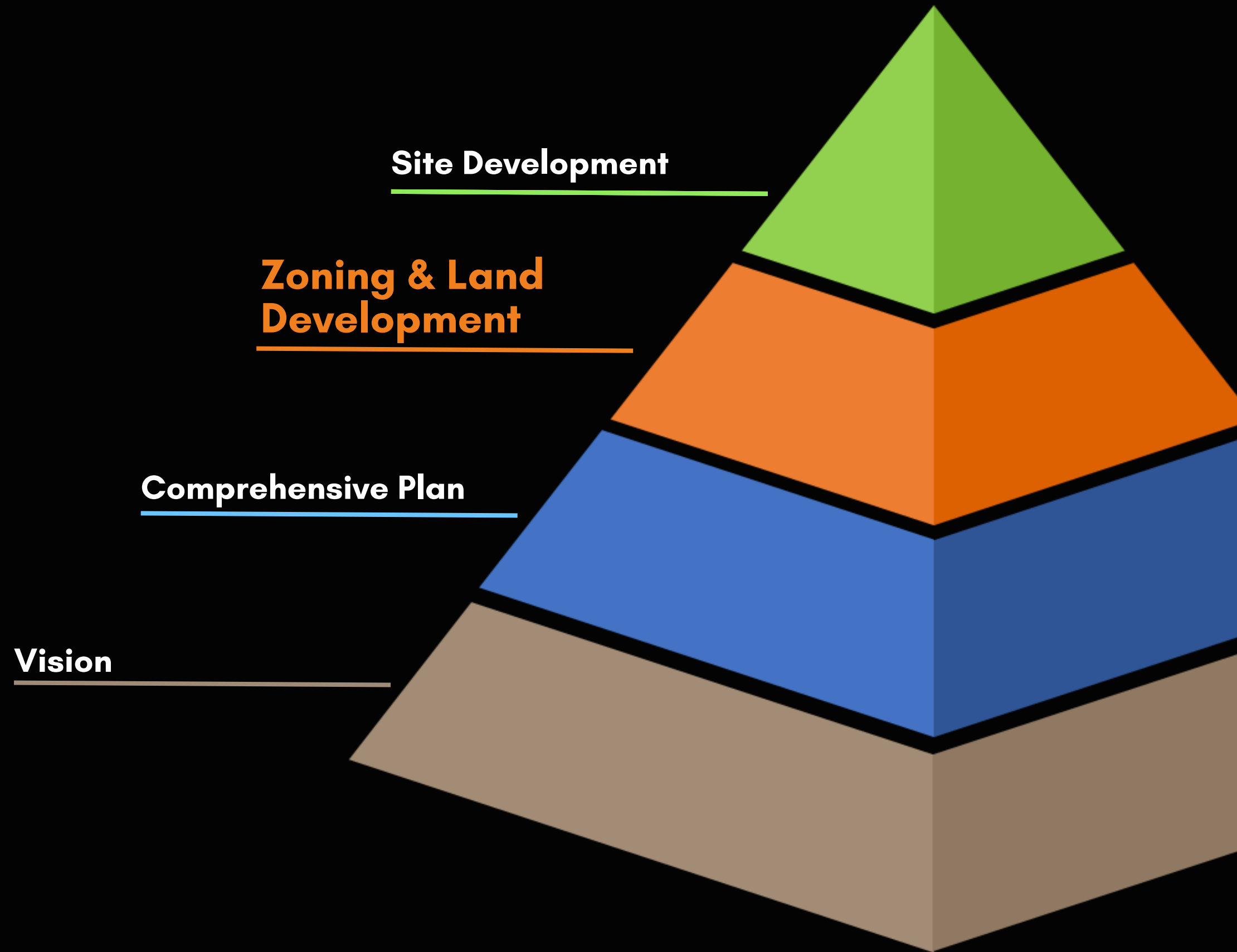
Expedited Review Process Timeline



Future Land Use



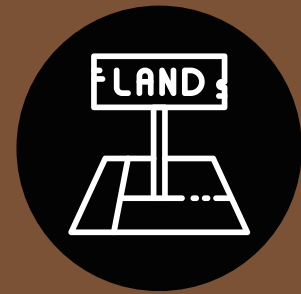
Zoning & Land Development



Tools to Implement the Comprehensive Plan



Zoning



Land Development Code

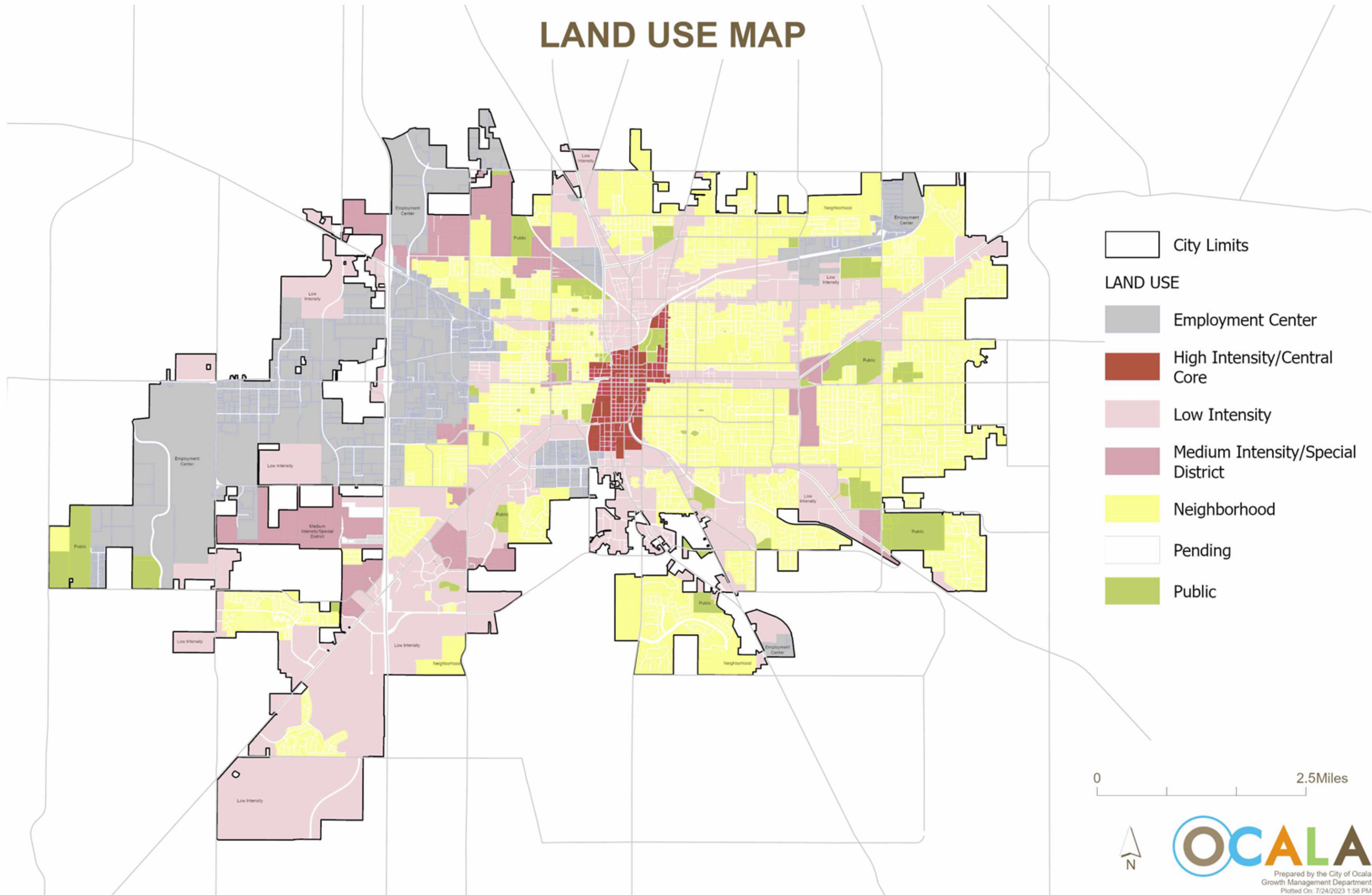







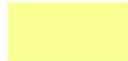
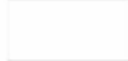

Community Redevelopment Area



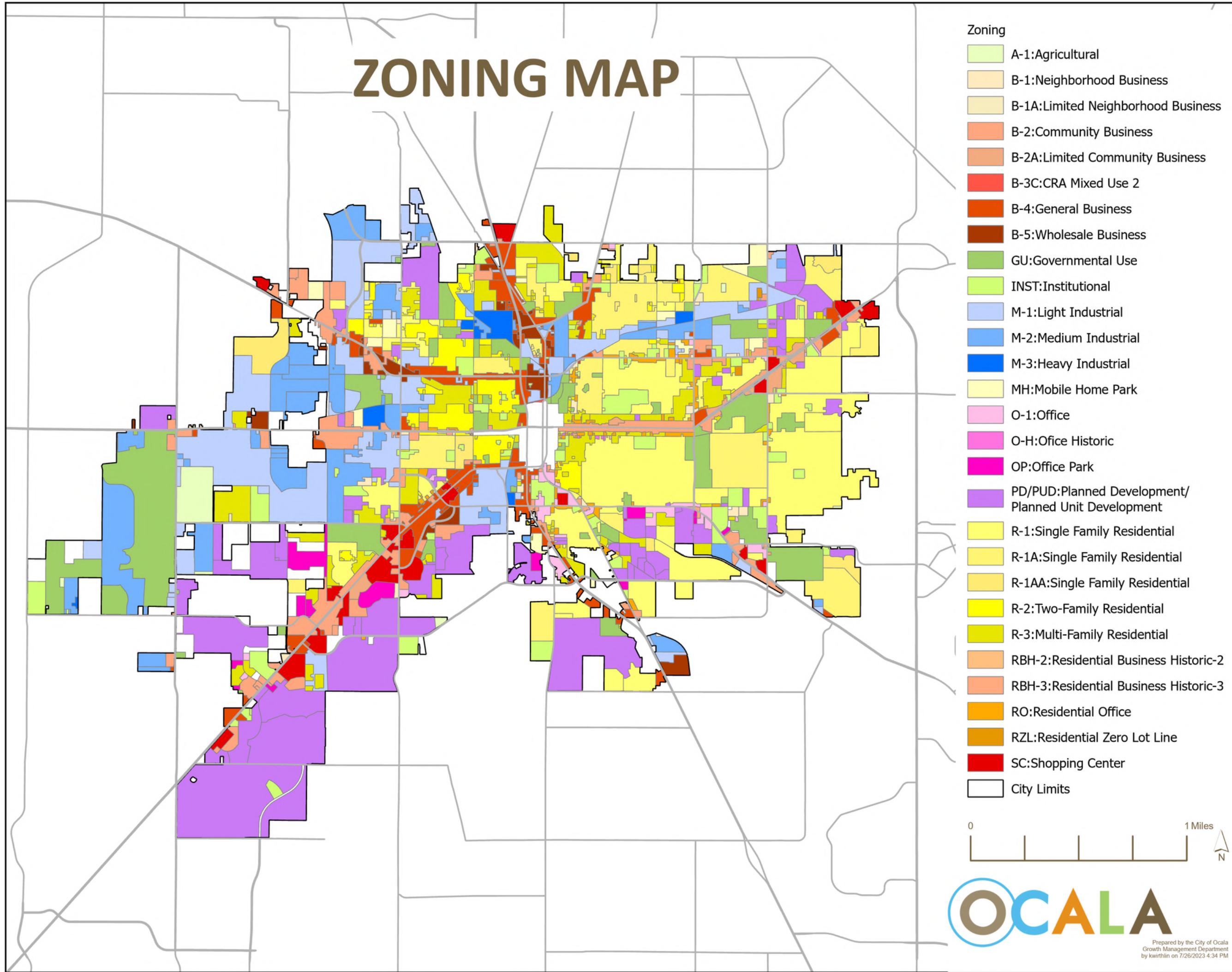
Historic Preservation

LAND USE MAP



-  City Limits
- LAND USE**
-  Employment Center
-  High Intensity/Central Core
-  Low Intensity
-  Medium Intensity/Special District
-  Neighborhood
-  Pending
-  Public

ZONING MAP



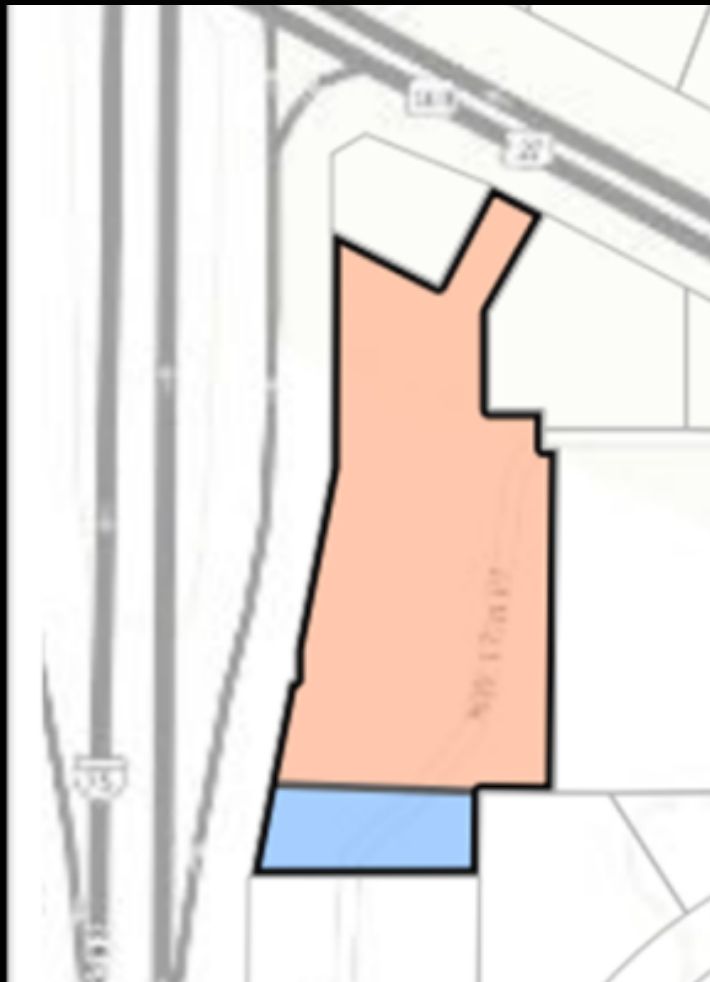
- Zoning
- A-1:Agricultural
 - B-1:Neighborhood Business
 - B-1A:Limited Neighborhood Business
 - B-2:Community Business
 - B-2A:Limited Community Business
 - B-3C:CRA Mixed Use 2
 - B-4:General Business
 - B-5:Wholesale Business
 - GU:Governmental Use
 - INST:Institutional
 - M-1:Light Industrial
 - M-2:Medium Industrial
 - M-3:Heavy Industrial
 - MH:Mobile Home Park
 - O-1:Office
 - O-H:Office Historic
 - OP:Office Park
 - PD/PUD:Planned Development/
Planned Unit Development
 - R-1:Single Family Residential
 - R-1A:Single Family Residential
 - R-1AA:Single Family Residential
 - R-2:Two-Family Residential
 - R-3:Multi-Family Residential
 - RBH-2:Residential Business Historic-2
 - RBH-3:Residential Business Historic-3
 - RO:Residential Office
 - RZL:Residential Zero Lot Line
 - SC:Shopping Center
 - City Limits



Example: Employment Center FLU

Scenario:

- Customer calls Growth Management inquiring about parcel #: 21818-000-00
- Customer wishes to develop property as a hotel
- Property is currently zoned B-2 and M-2
- What are the next steps Staff must take?



- O-1, OP
- B-1, B-1A, B-2, B-2A, B-4, B-5
- SC
- M-1, M-2, M-3
- GU
- INST
- A-1
- PD
- FBC

(Residential is only permitted as part of PUD in any zoning districts that allow it in EC)



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

October 28, 2022



A Public Hearing will be held on **Monday, November 14, 2022 at 5:30 p.m.**, or as soon thereafter as possible, in the **City Council Chambers** located on the **Second Floor of City Hall at 110 SE Watula Avenue**. The Ocala Planning and Zoning Commission will consider a request made by Gator Trust Holdings, LLC. The request is to change zoning on property located at the southeastern corner of I-75 northbound and NW Blitchton Rd (US HWY 27), approximately 5.96 acres from M-2, Medium Industrial, and B-4, General Business, to B-4, General Business.

(SEE MAP ON REVERSE SIDE OF NOTICE FOR EXACT LOCATION)

The latest officially published Marion County Tax Roll indicates that you own property within 300 feet of the subject property. If you do not own property affected by this petition, please forward this notice to the current owner.

If you wish to express any objections or comments concerning this request, you may submit them to the Department of Growth Management. To submit your comments, you may call 352-629-8404, fax to 352-629-8264, send an e-mail message to gmd@ocalafl.org, or write to Patricia Hitchcock, 201 S.E. 3rd Street, Second Floor, Ocala, Florida 34471.

To view the meeting online, please go to <https://www.ocalafl.org/meetings> and select the meeting you'd like to watch.

If reasonable accommodations are needed for you to participate in this meeting, please call 48 hours in advance so arrangements can be made.

Please be advised that this case will be scheduled for hearings with Ocala City Council for final determination. The City Council dates will be announced at the above referenced meeting, or you may call the Department of Growth Management for further information.

352-629-8404

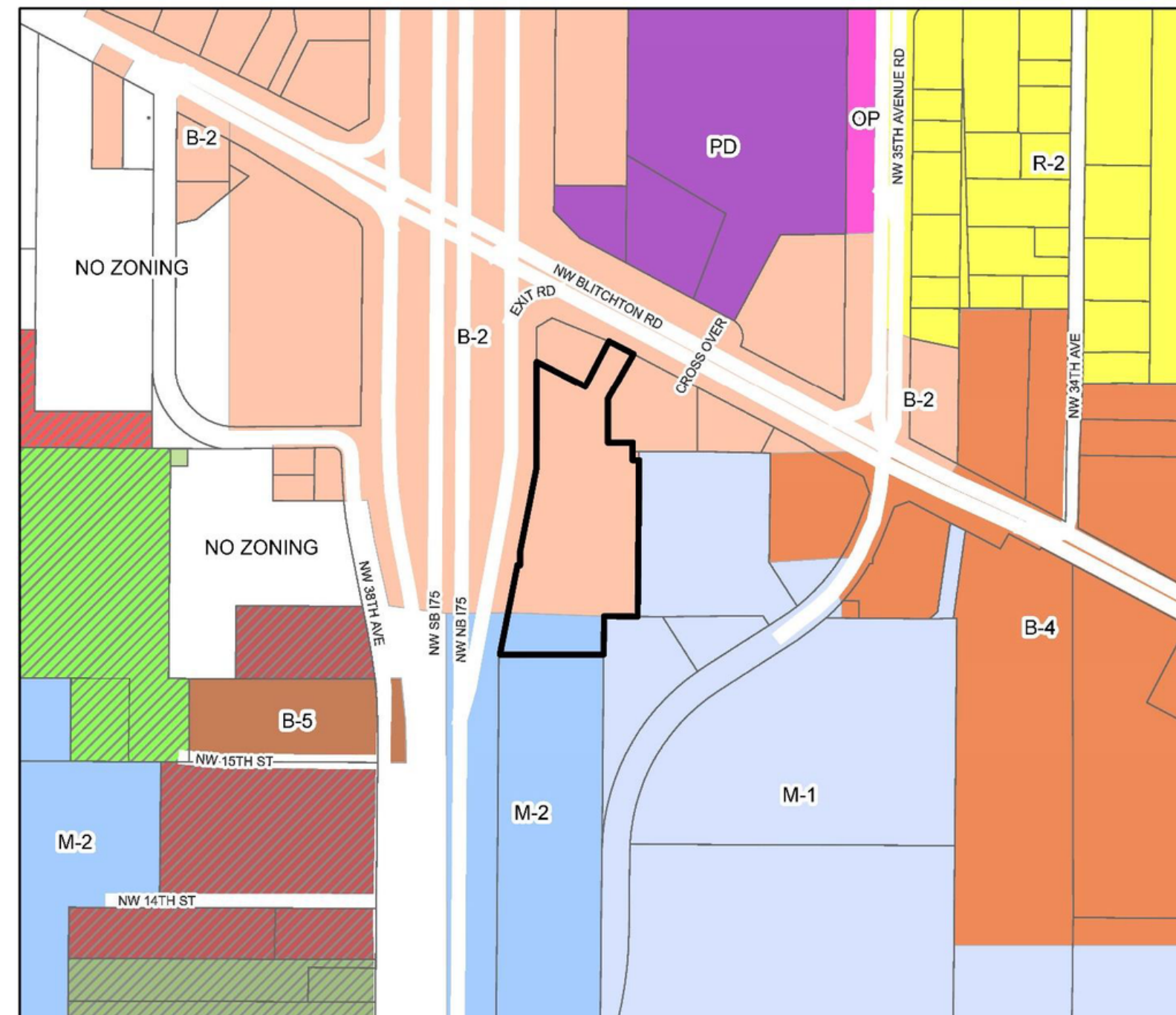
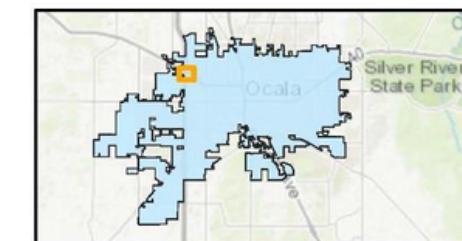
WHEN WRITING OR CALLING, PLEASE REFER TO CASE ZON22-45003.

ZONING CASE MAP

Case Number: 21818-000-00
Parcel Number: Approximately 5.96 acres
Property Size: EC, Employment Center
Land Use Designation: M-2, Medium Industrial, and B-4, General Business
Zoning: A request to rezone from M-2, Medium Industrial, and B-4, General Business, to B-4, General Business
Proposal:

P & Z Meeting: November 14, 2022

Location Map



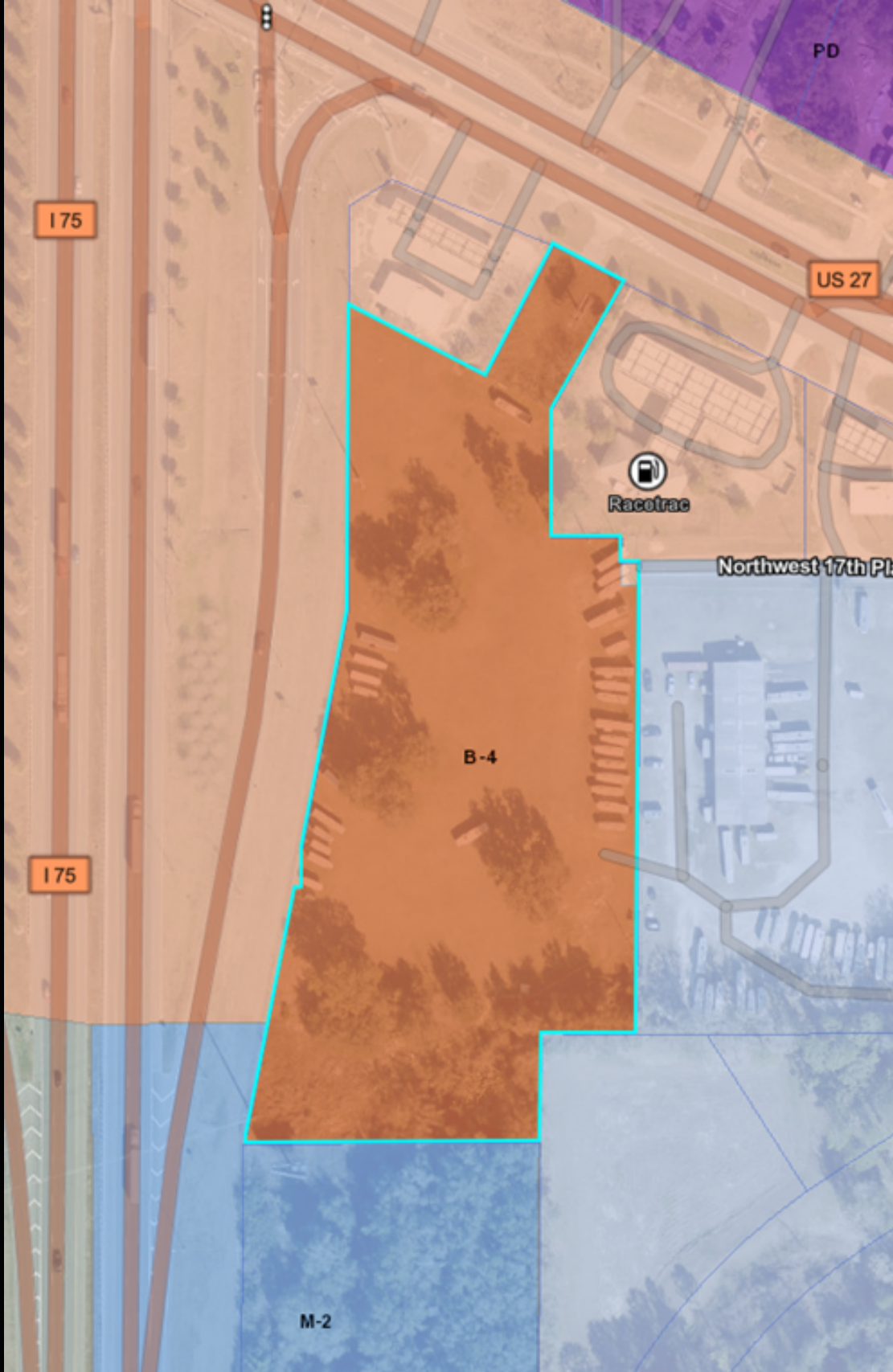
- Property
- M-2: Medium Industrial
- B-2: Community Business
- OP: Office Park
- Planned Development
- B-4: General Business
- R-2: Two-Family Residential
- Parcels
- B-5: Wholesale Business
- GU: Governmental Use
- M-1: Light Industrial
- B-4, Regional Business
- B-5, Heavy Business
- P-RV, Recreational Vehical Park
- R-1, Single Family Dwelling
- R-4, Residential Mixed Use



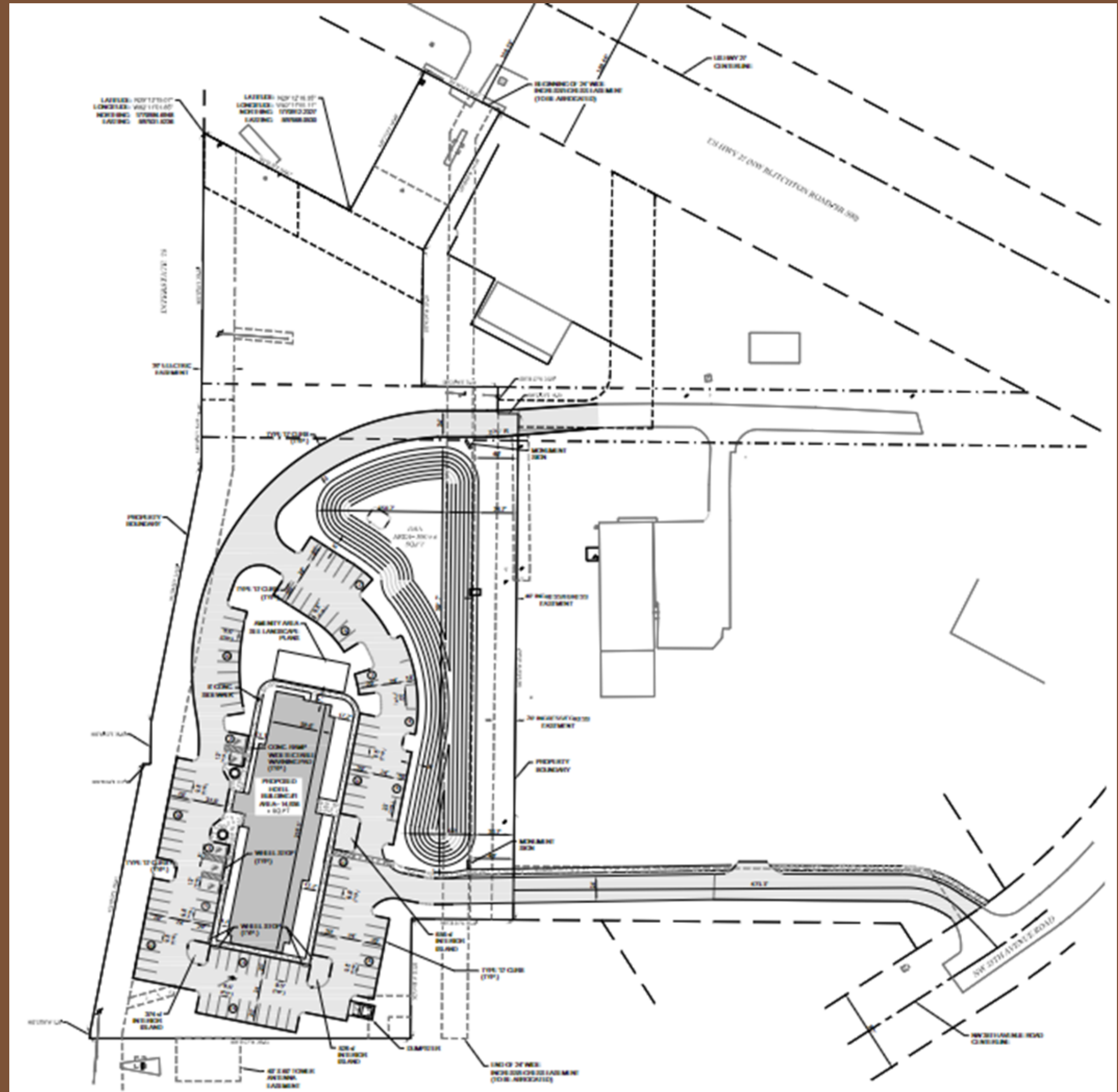
Land Use



Property Successfully Rezoned



Project: RimRock Hotel



High Intensity/Central Core Land Use

Scenario:

- Parcel # 2820-012-001
- Proposal: Townhomes
- What are the next steps Staff must take?

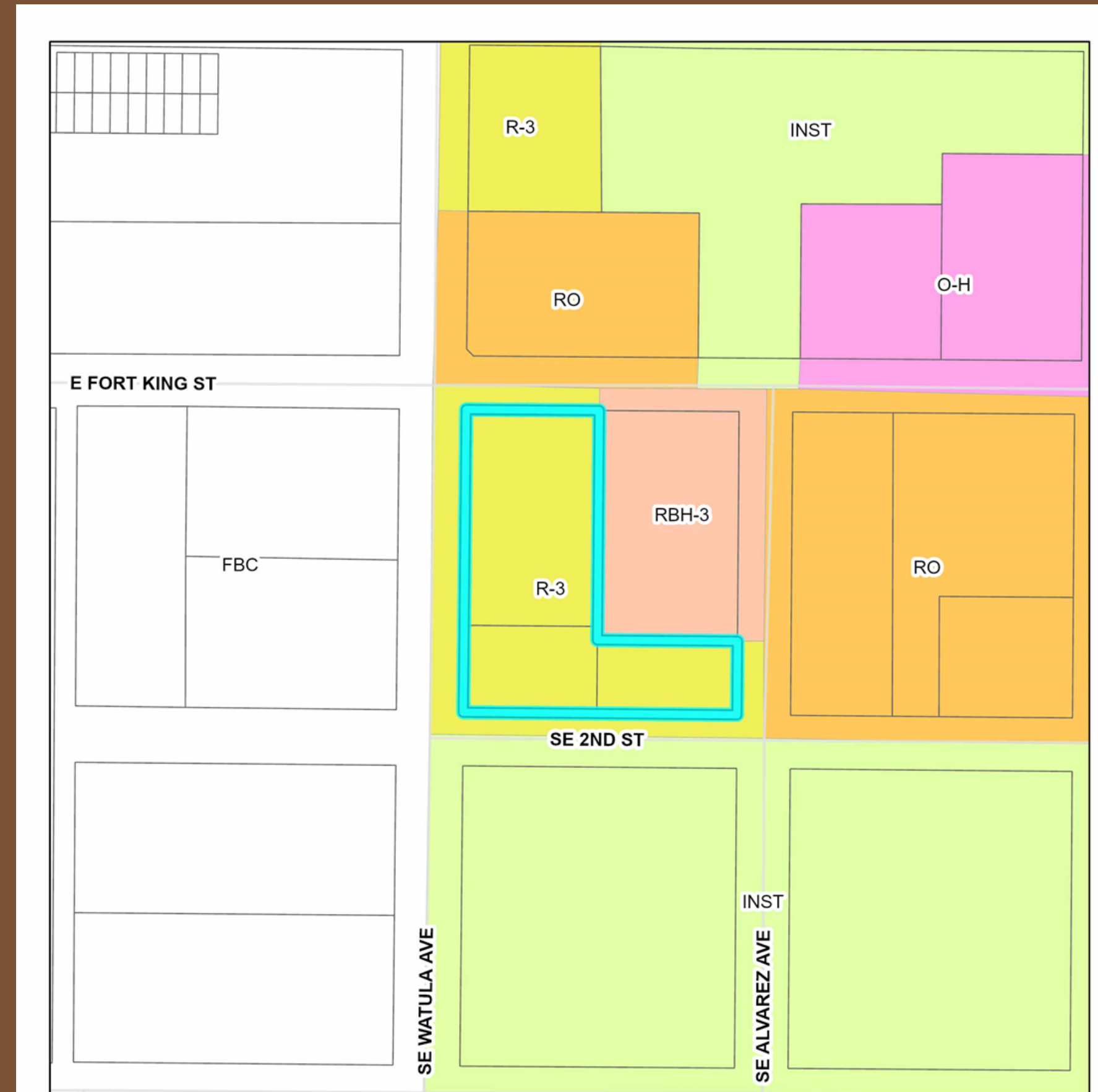


High Intensity/Central Core Land Use

Scenario:

- Parcel # 2820-012-001
- Proposal: Townhomes
- What are the next steps Staff must take?

Zoning Designation

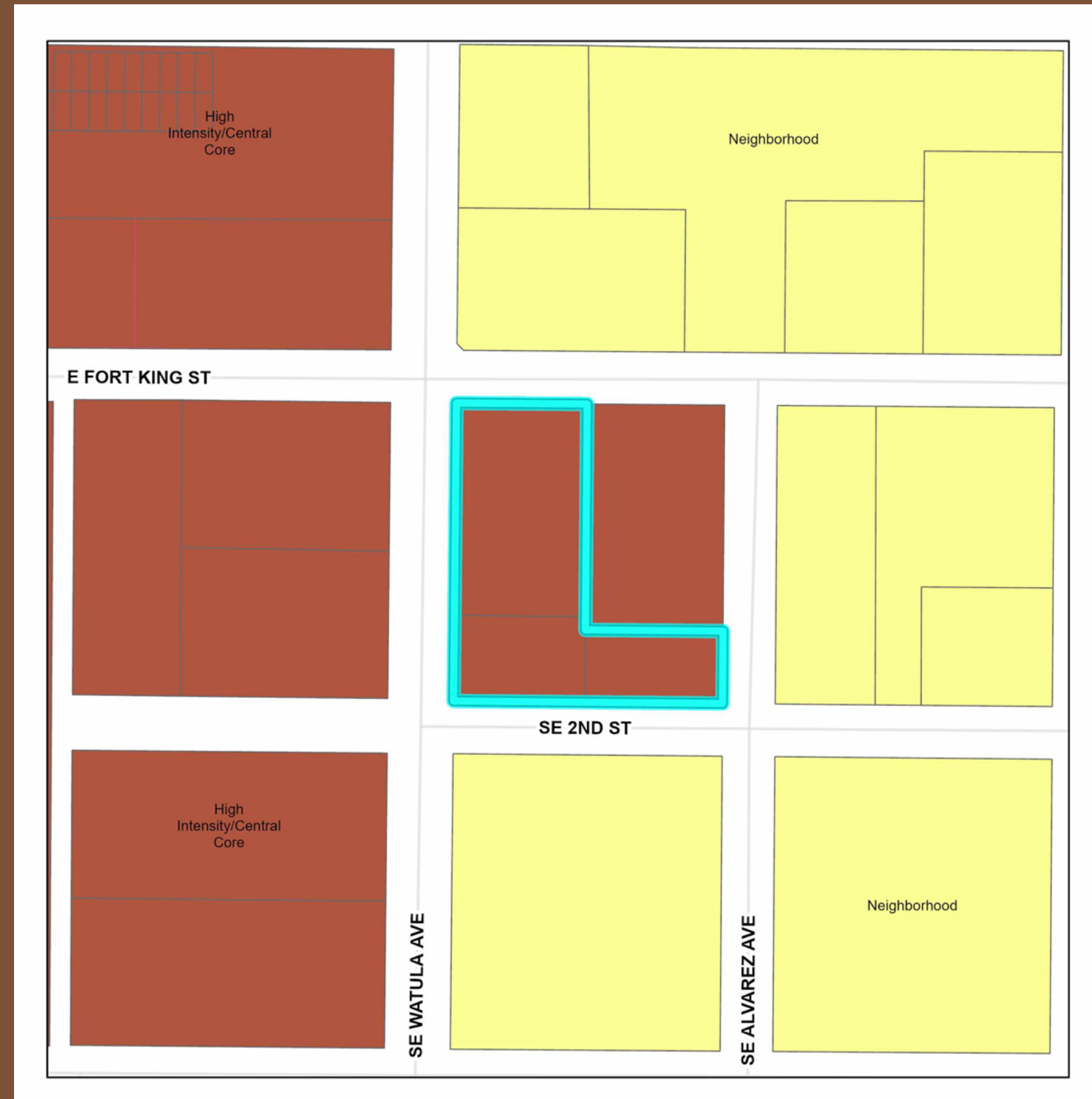


High Intensity/Central Core Land Use

Scenario:

- Parcel # 2820-012-001
- Proposal: Townhomes
- What are the next steps Staff must take?

Zoning Designation
Land Use



High Intensity/Central Core Land Use

Scenario:

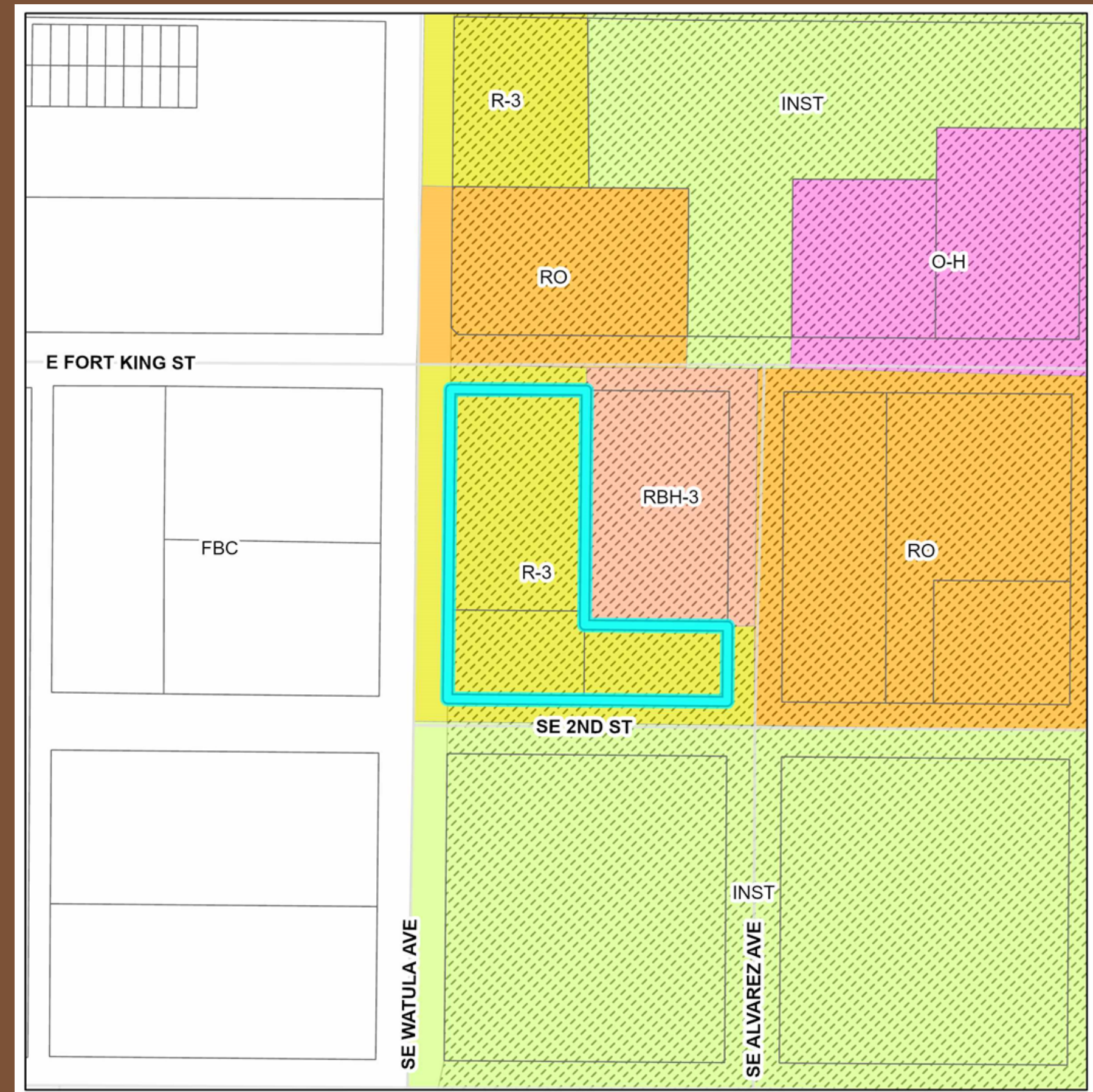
- Parcel # 2820-012-001
- Proposal: Townhomes
- What are the next steps Staff must take?

Zoning Designation

Land Use

Historic District

- **Architectural Review**
- **Ocala Historic Preservation Advisory Board Approval (OHPAB)**
- **Certificate of Appropriateness (CA)**



High Intensity/Central Core Land Use

Scenario:

- Parcel # 2820-012-001
- Proposal: Townhomes
- What are the next steps Staff must take?

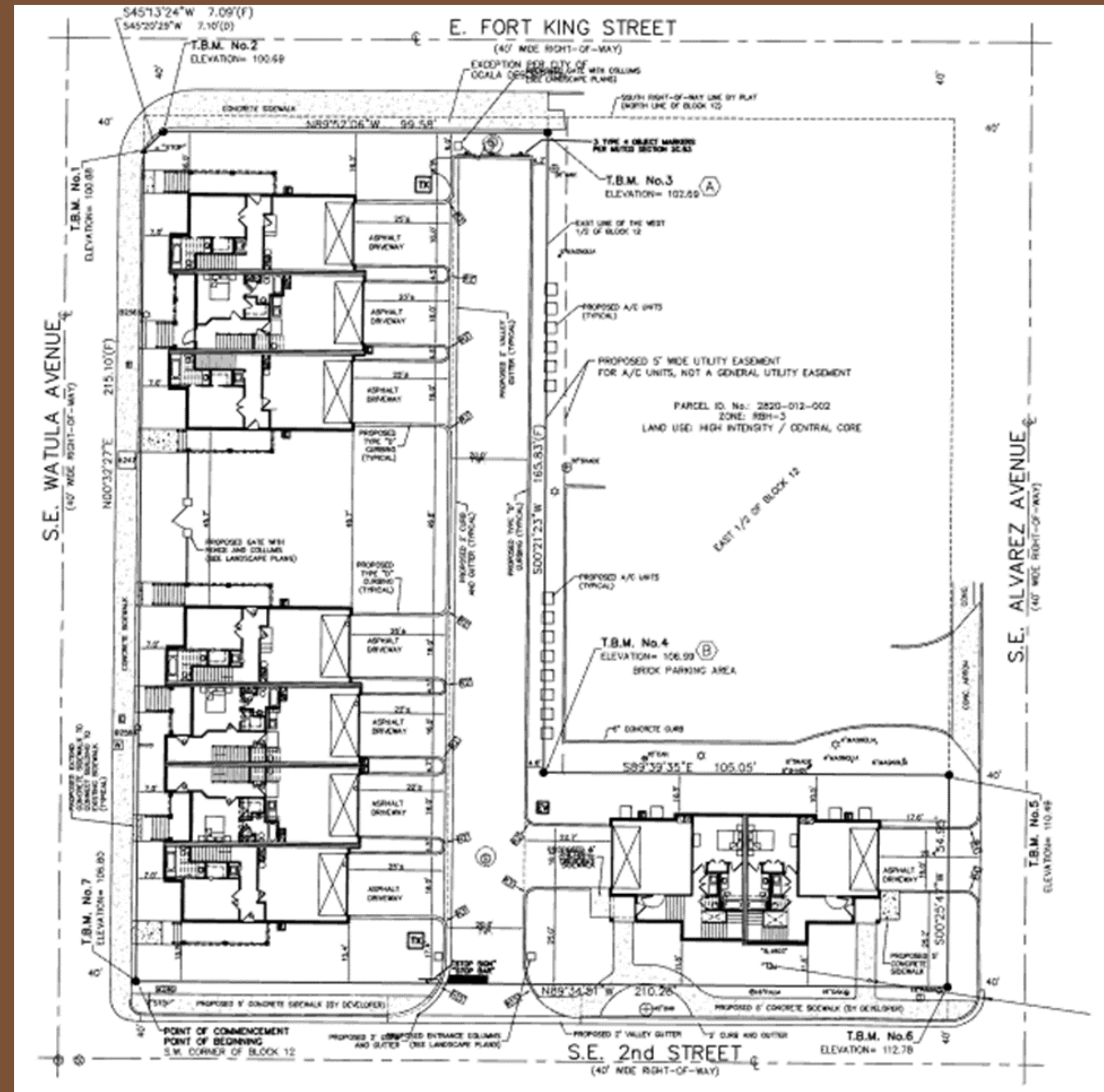
Zoning Designation

Land Use

Historic District

- Architectural Review
- Ocala Historic Preservation Advisory Board Approval (OHPAB)
- Certificate of Appropriateness (CA)

Development Review



Project: Watula South



Exercise

Scenario:

Customer calls Growth
Management inquiring about
parcel #: 29957-000-00

www.ocalafl.gov/askaplanner

Ask A Planner

Submit a request for information and a planner will contact you within two business days.

Let's get started!

Please provide the following information:

1. Full Name

2. Phone Number

3. Email Address

4. Property Address

1220 SE 27th St,
OCALA FL 34471

5. Parcel ID Number

29957-000-00

Don't worry if you do not know this number. We can look it up by address and call you to confirm we're looking at the correct property or if we have any questions.

What would you like to know? We have listed commonly asked questions below:

6. Zoning designation?

No

7. Is a certain use allowed? List use:

SKIPPED

8. Building setbacks? Provide type of building (shed, house, etc.):

Carport in front of house

9. Signage allowances?

No

10. Something else? Please describe:

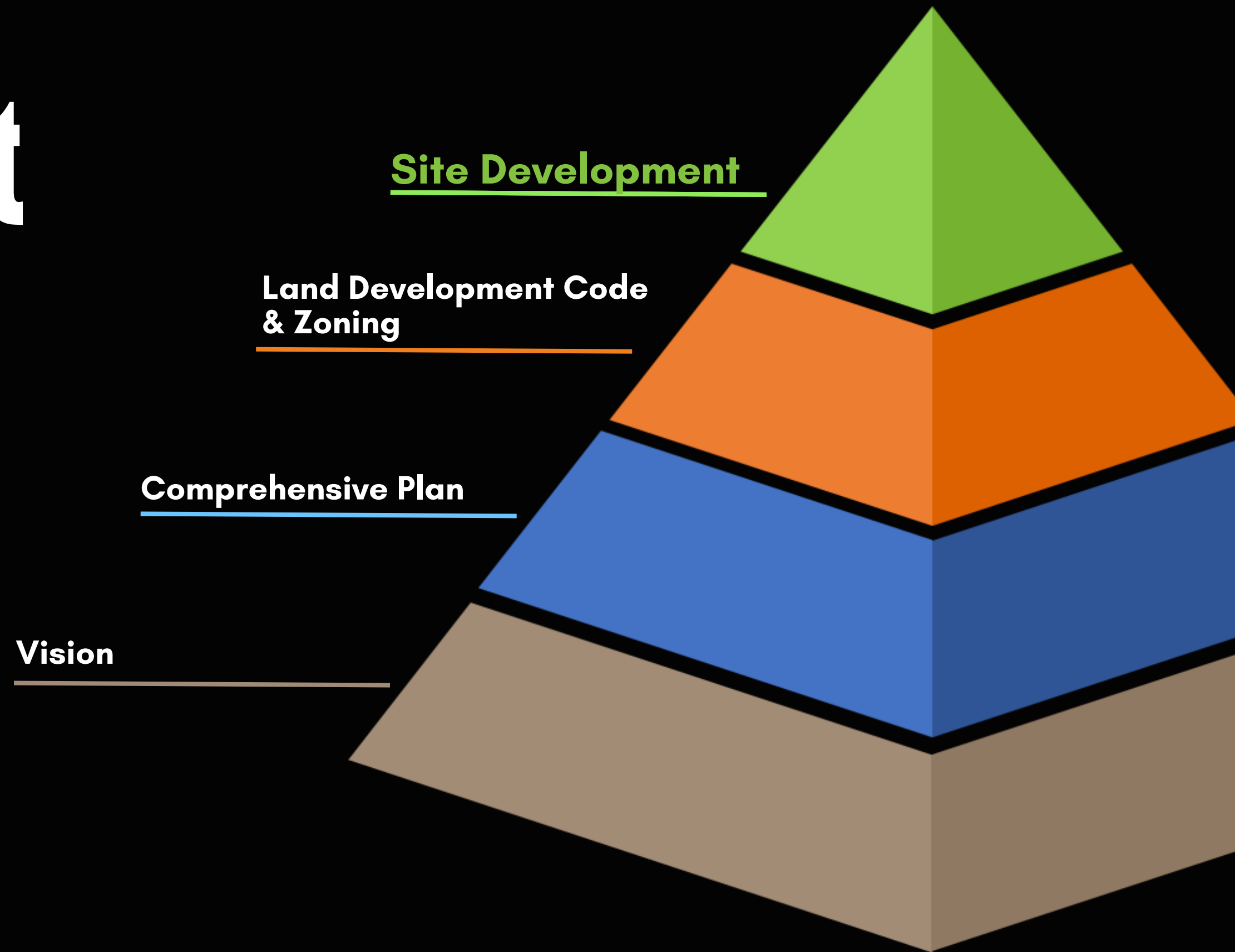
What are the zoning rules for puttin a carport in front of my residence?

11. Attachment

SKIPPED

Thank you. A Planner will review the property and the Ocala Land Development Regulations to effectively answer your question(s).

Community Redevelopment



CRA COMPONENTS

Community Redevelopment Agency

- An entity established by local governments to address the causes of slum and blight in distressed areas of the city.
- Equipped with financing and regulatory tools to undertake activities within the Community Development Area(s).

Community Redevelopment Area (CRA)

- Special District – area that is geographically identified where specific services are provided to meet its unique needs.

Community Redevelopment Act

- The Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes.

CRA Locations

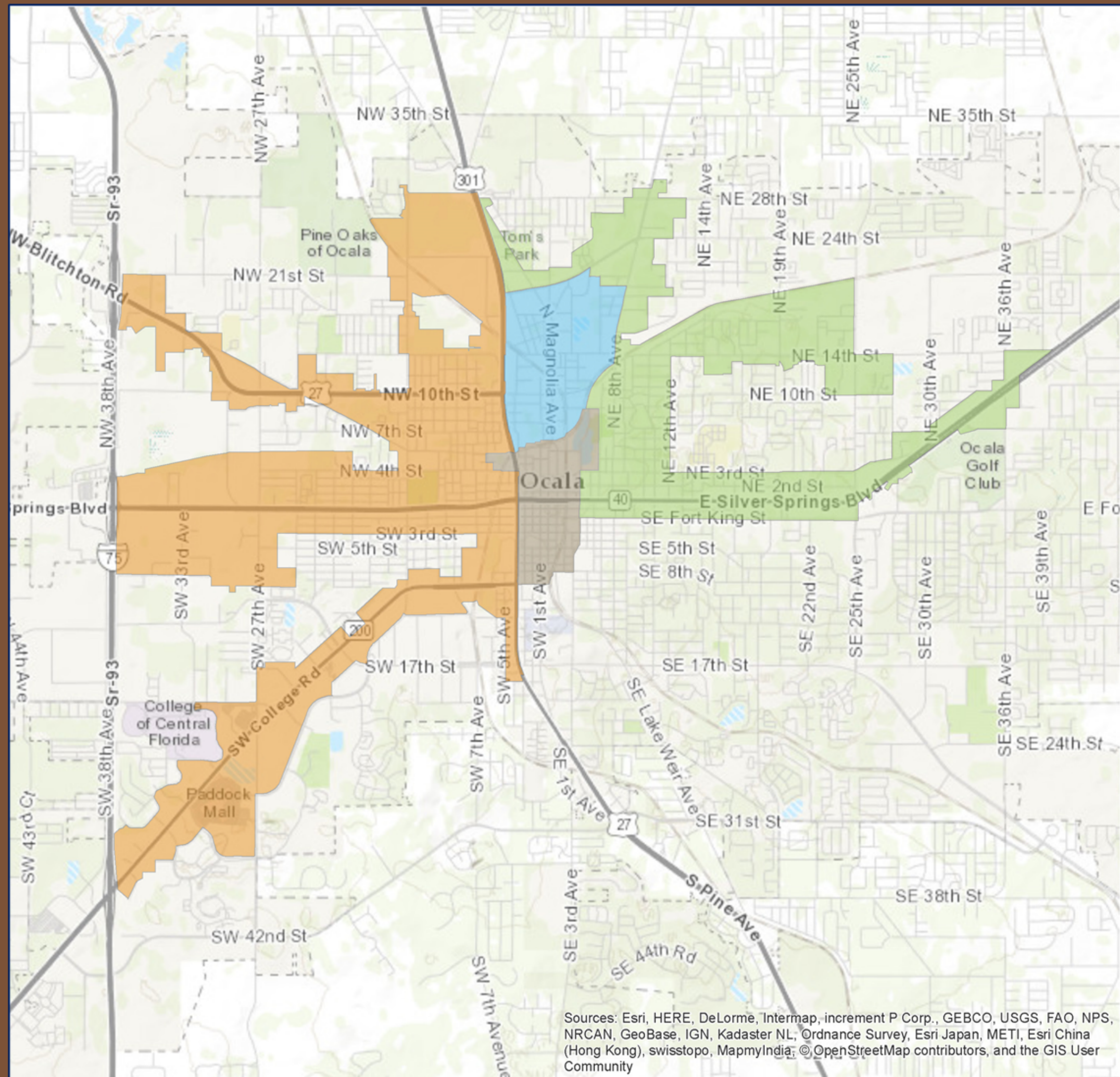


West Ocala

North Magnolia

Downtown

East Ocala



Ocala Community Redevelopment Area

- Legend
- Downtown CRA
 - North Magnolia CRA
 - West Ocala CRA
 - East Ocala CRA



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Map updated on April 14, 2017 by the City of Ocala Growth Management Department

CRA – Focus

CRA redevelopment activities focus on making improvements to the physical environment within the redevelopment area – buildings and sites, streets and sidewalks, parks, and infrastructure.

CRA – Finding of Necessity

What are the challenges?

Dilapidated buildings and structures



Economic distress, lack of private investments



Poor housing conditions



Inadequate lighting and/or infrastructure



How does the CRA help?

Capital improvement projects



Grants & Tax Increment Financing (TIF)



Public safety projects



Property activation

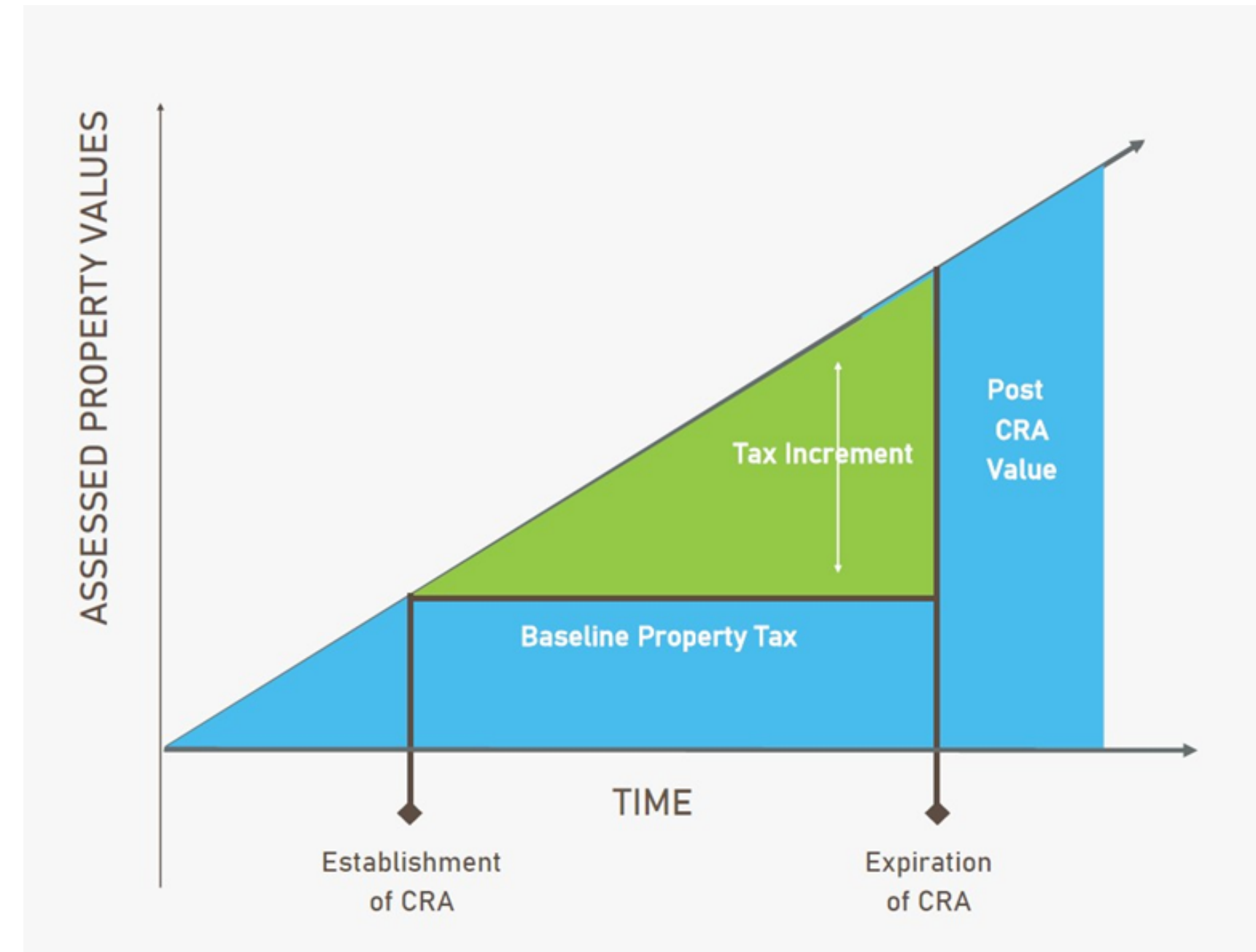


Operational Components

CRA	Established	Sunset	Tax Increment	Tax Increment (FY 22-23)
North Magnolia	1999	2038	95%	\$425,537
Downtown	1988	2038	95%	\$722,883
East Ocala	2015	2045	75%	\$797,907
West Ocala	2016	2045	75%	\$1,345,227

Components:

- Trust Fund
- Redevelopment Plan
- Subarea Boundary
- Advisory Board



Residential Paint

NE 7th Street

Project Cost: \$5,200

CRA Grant: \$2,000

Project: Paint exterior walls, trims
and doors.



Commercial Property Improvement

Main Street Community Bank

Project Cost: \$541,310

CRA Grant:

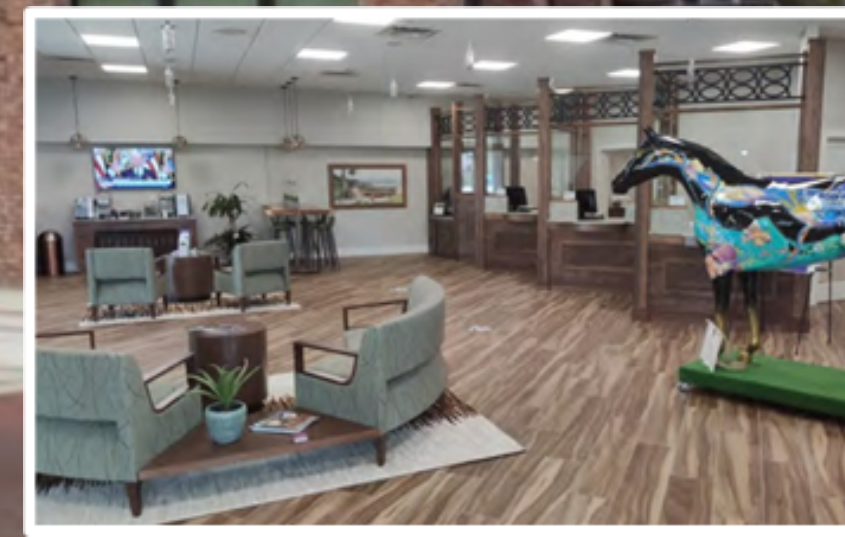
2019 | \$25,000

2020 | \$25,000

Project:

Interior – lighting, plumbing, flooring, ceiling, and painting.

Exterior – metal awnings, gate, new paint finish with brick added to the columns



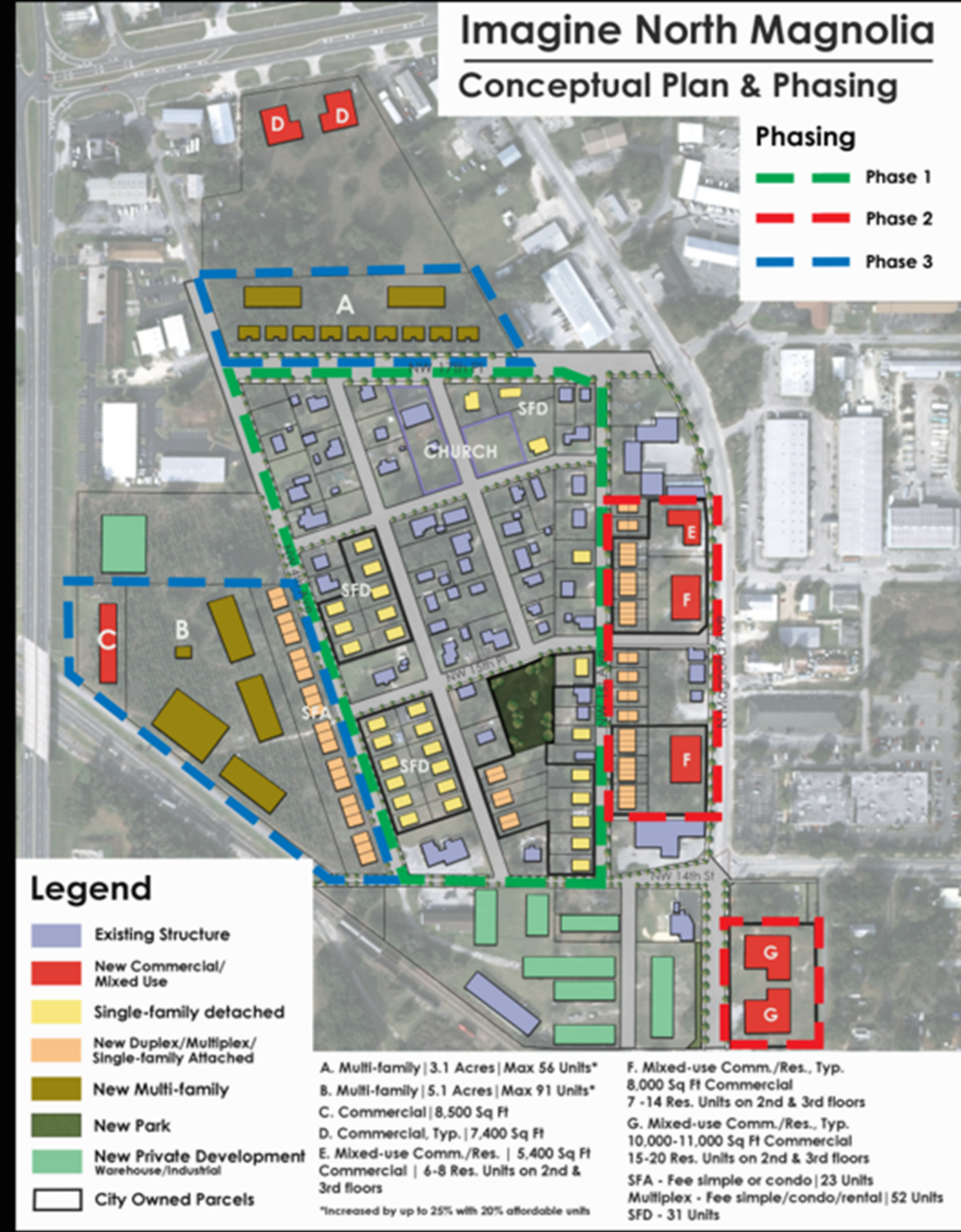
North Magnolia CRA

The city initiated the Imagine North Magnolia Redevelopment project in 2012 to revitalize the neighborhood and commercial properties along North Magnolia Avenue

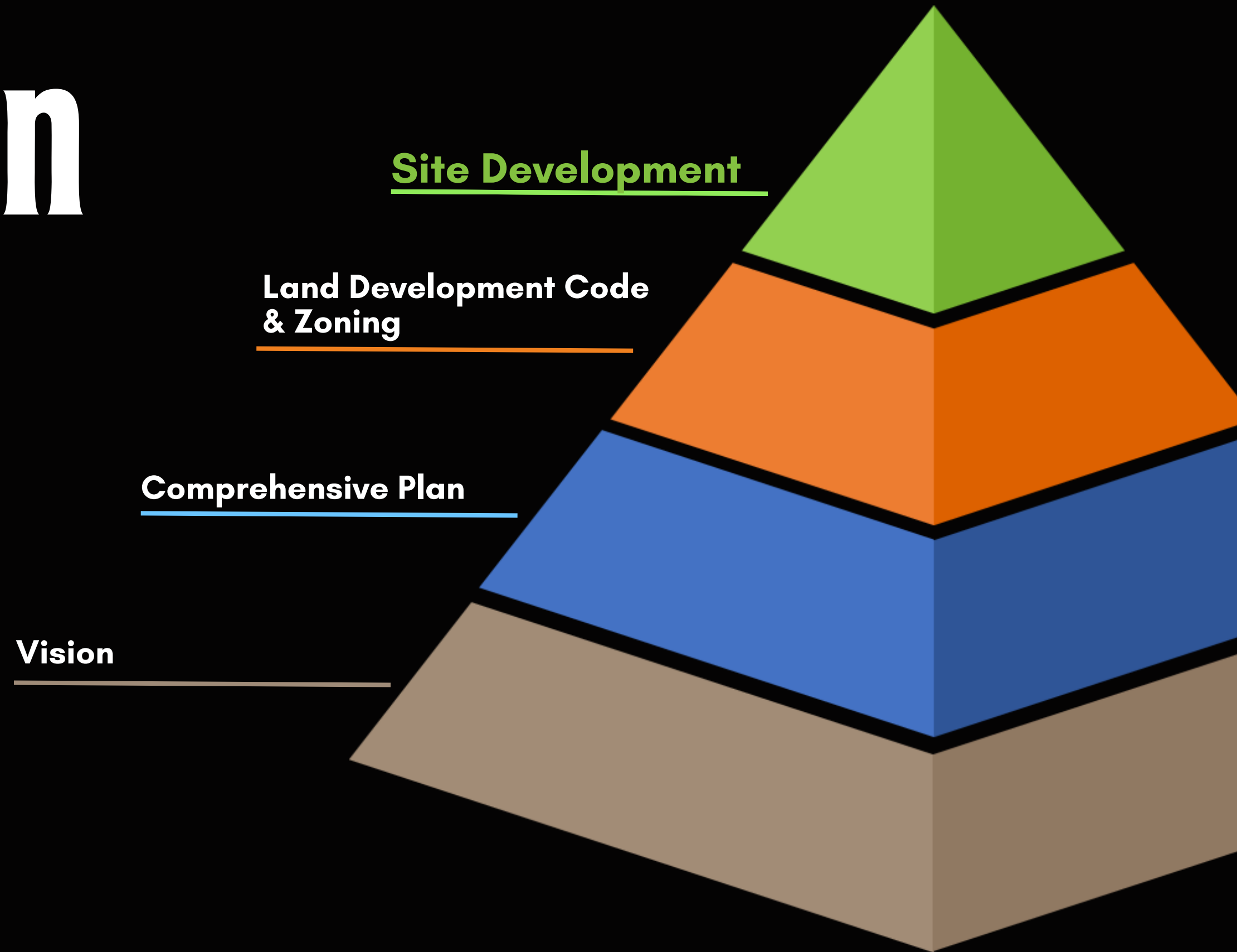
Small Scale

- Acquiring lots (mostly through tax deed sales).
- Demolishing substandard buildings.
- New grants
- Water and sewer infrastructure project.
- Street lighting upgrades
- Infill development through an RFP process.

Imagine North Magnolia Conceptual Plan & Phasing



Historic Preservation



Historic Preservation?

The identification, protection and enhancement of any prehistoric or historic district, site building, object or other real or personal property of historical, architectural, or archeological value and folk life resources

National Designations

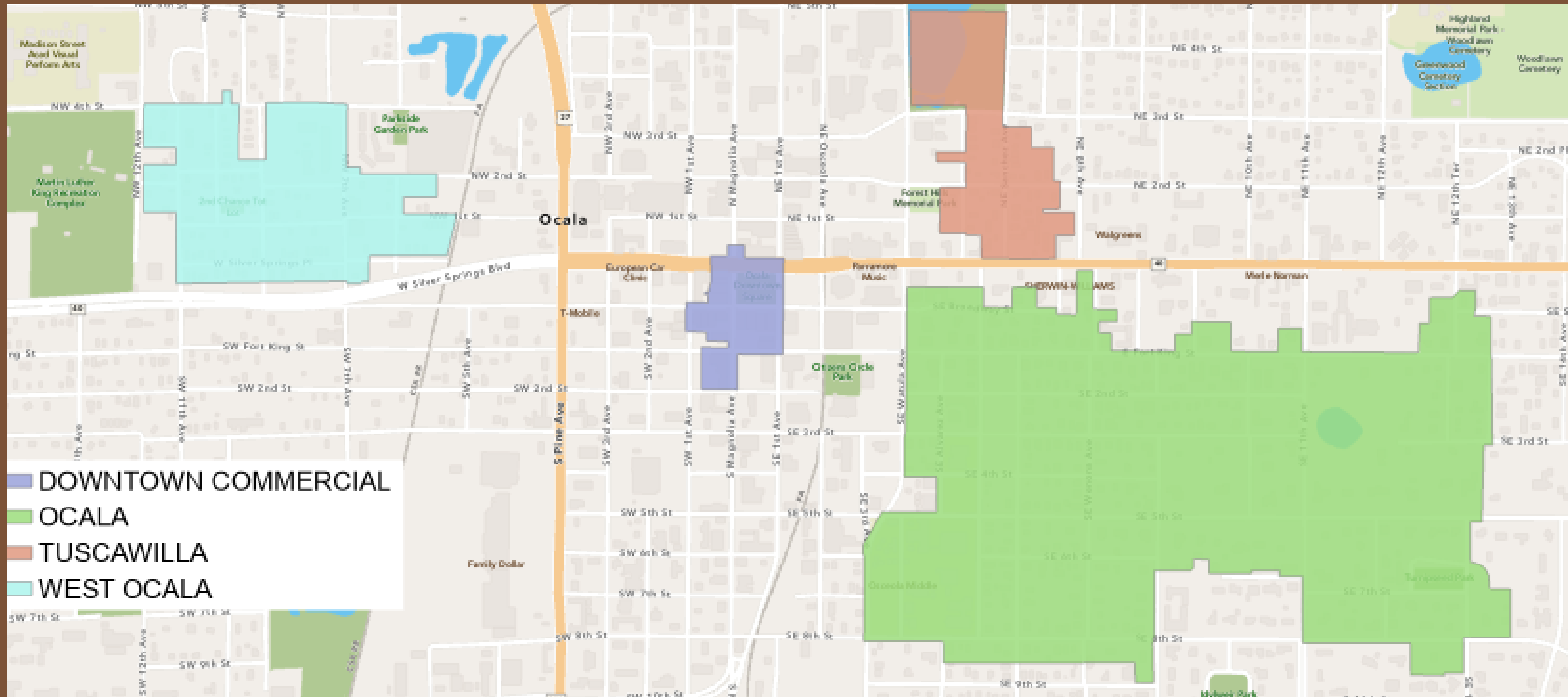
Local Designations

Locally and Nationally Designated

- Ocala
- Tuscawilla Park

Only Nationally Designated

- Downtown Commercial
- West Ocala



Ocala Historic Preservation Advisory Board (OHPAB)

9 qualified voters in the city of Ocala who meet one of the following criteria:

Registered real estate brokers



Educators

Licensed Attorneys



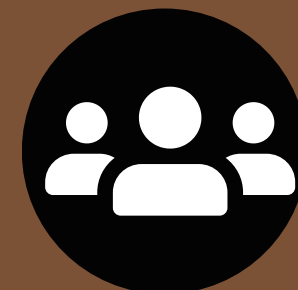
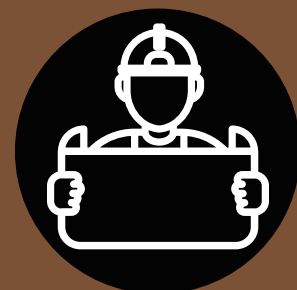
Persons with special interest, experience or knowledge of the history of African Americans in Marion County

Registered Florida landscape architects



Current/Future residents in an existing or proposed National Register Historic District

Licensed building or general contractors



Members of the Historic Ocala Preservation Society or the Marion County Historic Society

Certificate of Appropriateness



Any material change in the exterior appearance of existing buildings or structures, including re-roofing and re-siding, but excluding paint.



Demolition or partial demolition of any building or structure.



The movement of any building or structure into, from, or within historic districts and sites.



Any new construction.



Alteration of an archaeological site.

OHPAB

Certificate of Appropriateness

Deadline:

30 days prior to preferred meeting

Meeting Dates:

First Thursday of every month at 4:00 p.m.

Location:

Council Chambers

City Hall, 110 SE Watula Ave.

Second Floor



Staff Certificate of Appropriateness

What Qualifies?

Re-roofing and maintenance and repair of any exterior elements of any building or structure using like material of a similar visual character.

How do I apply?

Applicants will use the usual CA form.

Ask before work:

There is no application fee, however if work is started without OHBAP or Staff CA, there is a fee of \$100.



OHPAB vs. HOPS

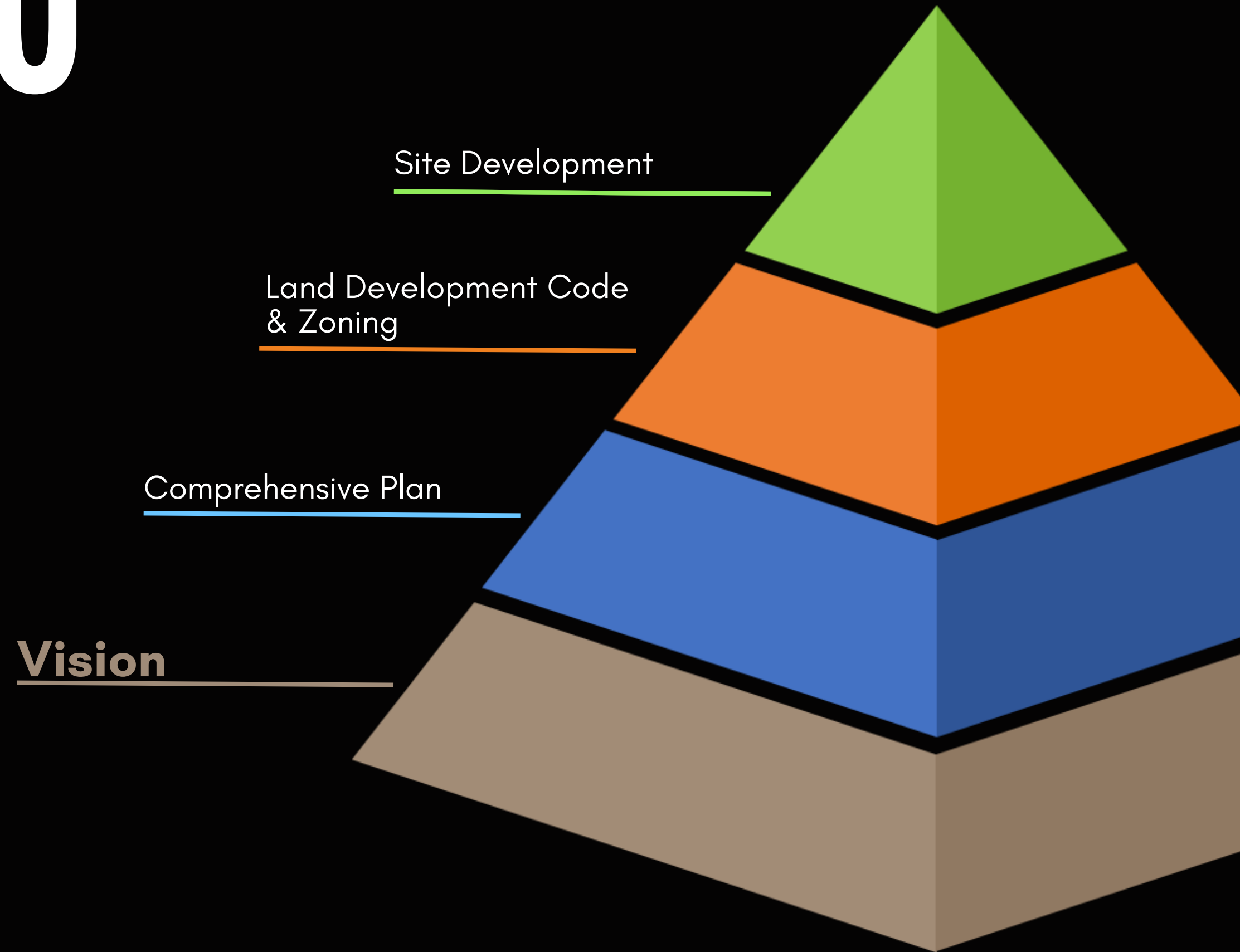
OHPAB


A board appointed by Ocala City Council. It is composed of citizens who voluntarily, without compensation, commit their time and expertise to the stewardship of historic resources in our community through the Ocala Historic Preservation Code. OHPAB reviews applications for Certificates of Appropriateness.

HOPS

Historic Ocala Preservation Society is a 501(c)3 non-profit organization dedicated to discovering, preserving, restoring and memorializing the history and architecture of Ocala and Marion County.


Vision 2050





Mark your Map!

Strengths/Positives (green dot)



Mark your Map!

Strengths/Positives (green dot)

Weaknesses/Areas for Improvement (red dot)

**Thank You
So Much!**

