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## **Medium Intensity/Special Districts identified in the Comprehensive Plan**

**OBJECTIVE 8:** The City recognizes the unique function, geography, and built form of each Medium Intensity/Special District, and has adopted planning policies to guide the character, growth, and future development of these areas. These districts are intended to facilitate development with two (2) or more uses.

**Policy 8.1: Croskey Commons Main Street**

The Croskey Commons Main Street Special District is located near the intersection of W. Silver Springs Boulevard (SR 40) and Martin Luther King Jr. Avenue (NW 16<sup>th</sup> Avenue). Development shall be evaluated for consistency with the West Ocala Community Plan.

**Policy 8.2: Cotton Park Crossing Main Street**

The Cotton Park Crossing Main Street Special District is located at the intersection of SW 10th Street and SW 27th Avenue. Development shall be evaluated for consistency with the West Ocala Community Plan.

**Policy 8.3: College Park**

The College Park Special District is located at the intersection of SW 27th Avenue and SR 200. Development shall be evaluated for consistency with the West Ocala Community Plan.

**Policy 8.4: North Gate Way Main Street**

The North Gate Way Main Street Special District is located near the intersection of NW 35th Avenue and NW 21st Street between I-75 and NW 27th Avenue. Development shall be evaluated for consistency with the West Ocala Community Plan.

**Policy 8.5: Pine Oak Square Main Street**

The Pine Oak Square Main Street Special District is located near the intersection of Martin Luther King Jr. Avenue and NW 21st Street, and the proposed NE 20th Street extension. Development shall be evaluated for consistency with the West Ocala Community Plan.

**Policy 8.6: NE/SE 25<sup>th</sup> Avenue and SR40**

This Special District is located near the intersection of SE 25<sup>th</sup> Avenue and SR40. The Marion County Administrative Offices are located in this District. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

**Policy 8.7: SE 36<sup>th</sup> Avenue and Maricamp Road**

This Special District is located near the intersection of SE 36<sup>th</sup> Avenue and Maricamp Road. Because of its proximity to a rail line, this Special District has the potential to become a Transit Oriented Development node. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

**Policy 8.8: Paddock Center**

This Special district is located on SR-200, proximate to the College of Central Florida. It is currently the site of the Paddock Mall, a regional indoor shopping center and includes other parcels. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

Policy 8.9: US 27 West

This Special district is located in the northwestern corner of the City, west of Interstate 75. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

Policy 8.10: SR 200 District

This Special District is located on the north side of SR 200, southwest of the Interstate 75 interchange. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

Policy 8.11: Ocala West

This Special district is located west of Interstate 75 and along SW 38<sup>th</sup> Street. Further details regarding the building form and development patterns of this Special District will be defined during the Community Planning process.

Policy 8.12: Additional Medium Intensity/Special Districts may be added to the Future Land Use Map upon completion of the Community Planning process.