

Ocoee-Apopka Road Small Area Plan

Executive Summary

The Ocoee-Apopka Road study area encompasses 4.4 square miles and is currently characterized by its proximity to Lake Apopka, the convergence of three highways, two residential communities and vacant undeveloped agricultural lands. The area is expecting a significant amount of growth and development with plans for the relocation of Florida Hospital to the study area in the near future.

Most of the study area was previously zoned for mixed-use in anticipation of new development with employment opportunities. The purpose of the Ocoee-Apopka Road Small Area Plan is to establish the tools necessary to guide the development of a mixed-use show-case corridor unified in design and identified by quality development, branding features and focal points.

Stakeholder and community member input was a key component of the development of the plan. In addition to the kick off meeting with City staff and the participating stakeholders, two workshops were held to gather input on desired development patterns, improving the transportation system, and developing an integrated network of trails and greenspace in the study area. Based on information provided at the workshops, as well as technical research and review of existing data and information, the consultant team created 2 vision plan scenarios depicting desired development pattern options.

The framework maps show the study area divided into five character areas based on the anticipated development patterns: **Research/Technology/Education, Gateway, Mixed-Use, Neighborhood, and New Market**. These character areas are intended to depict the desired character, building form, transportation and open space networks within the study area. The location and nature of the character areas is the same in both framework map scenarios. However, two alternative designs have been developed for the New Market Area, one showing a Village Center on the northeast corner of Keene Road and Ocoee-Apopka Road, and the other alternative shifting it to the west side of Ocoee-Apopka Road. The New Market area is anticipated to have the greatest amount of pedestrian connectivity, with the Village Center containing a higher-density/intensity mix of retail, office and residential uses.

A multimodal transportation and greenspace network were important drivers in the development of the framework maps. The proposed transportation system is intended to improve connectivity and make the study area accessible and comfortable for pedestrians, cyclists, automobiles and public transit. The plan recommends adding several new roadway connections to create smaller more walkable blocks and improve traffic conditions on existing thoroughfares. Six typical road sections were developed for the existing and proposed roadways.

The proposed trail system is intended to address pedestrian and bicycle access to the study area from other regional trails and within the study area between points of interest like the Village Center, the new hospital, Emerson Park and proposed school sites. The proposed trail will extend out of the study area east along Keene Road and north and south along Ocoee-Apopka Road towards the West Orange Trail. The trail network also connects the lakes and wetland systems in the study area and helps to establish them as usable neighborhood amenities rather than barriers to development.

The current mixed use zoning development standards applied in the study area will need to be adjusted to facilitate the desired development patterns in the character areas. Included with the plan is a suggested set of standards addressing building form, landscaping and road design, to be implemented as an overlay zoning district.

This plan will provide a foundation for the future growth and development of the Ocoee-Apopka Road study area. It will be a resource of information for the City of Apopka, existing property owners and stakeholders, and potential businesses, developers, and residents who are considering relocation to the study area. The plan will provide a flexible and adaptable starting point from which to build and sets the stage for a sustainable, high quality development that will create a new place in Apopka to live, work, play and learn.

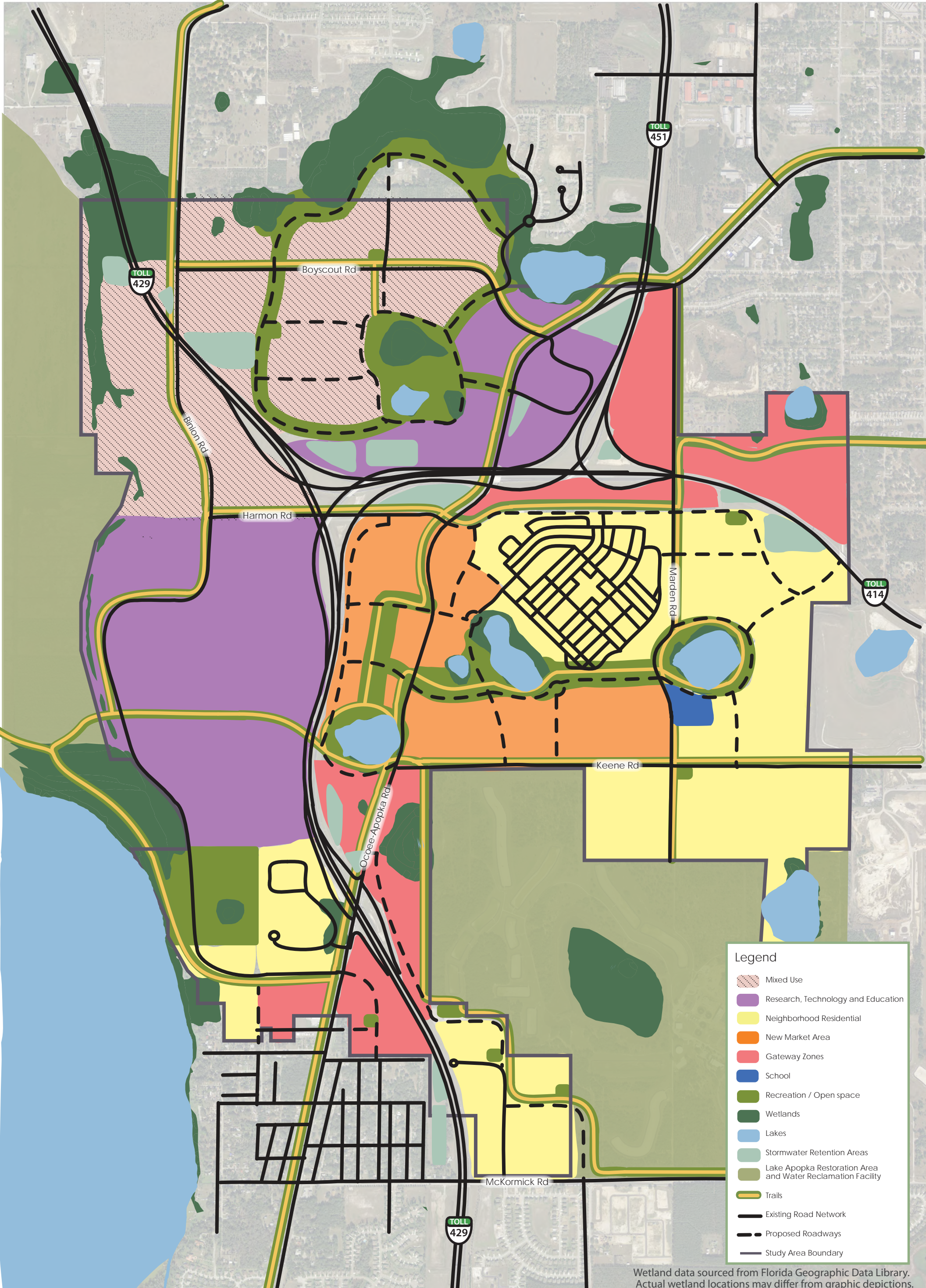


Figure 13b

Scenario 2

Ocoee-Apopka Road Framework Map



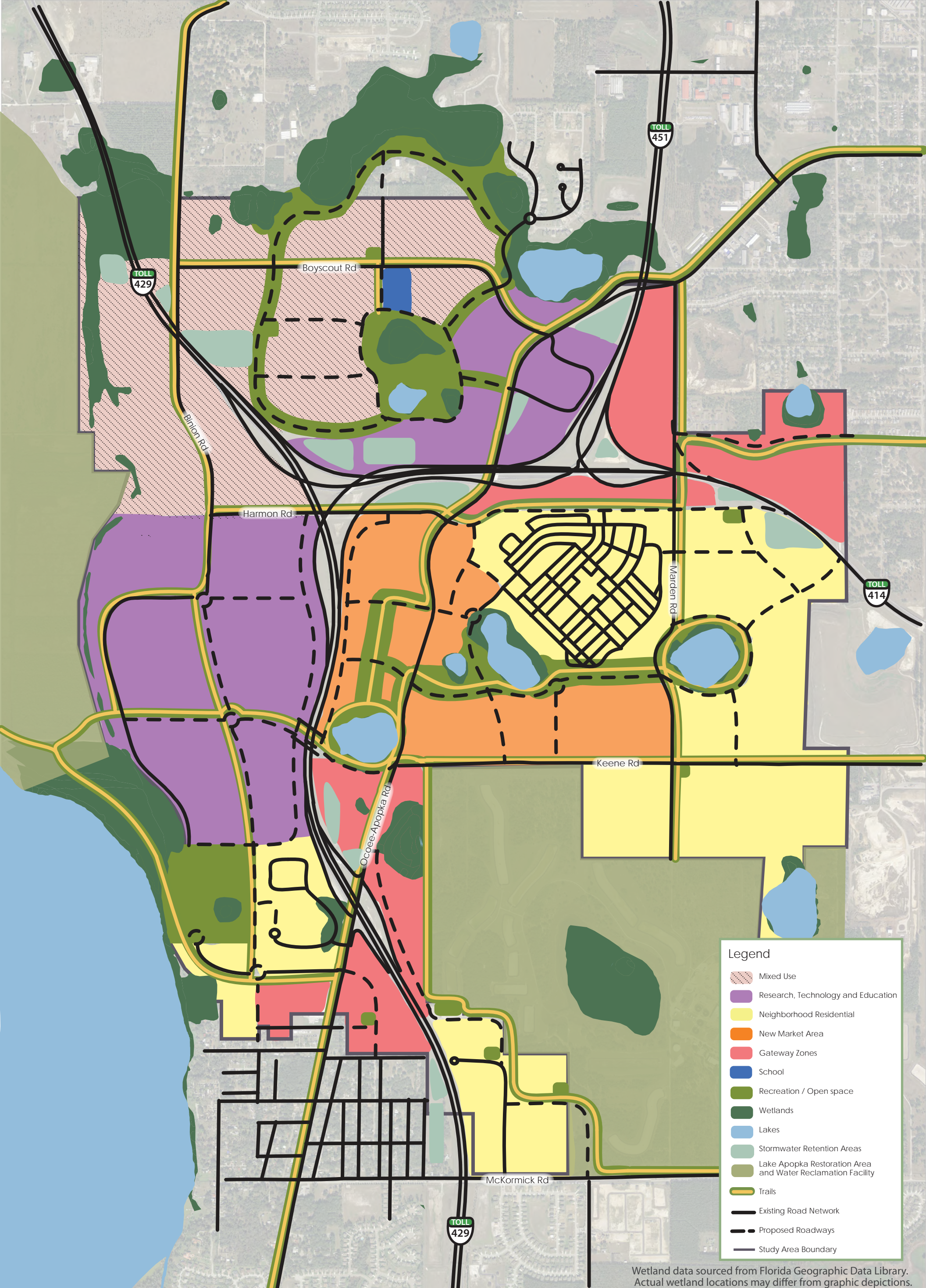


Figure 13a

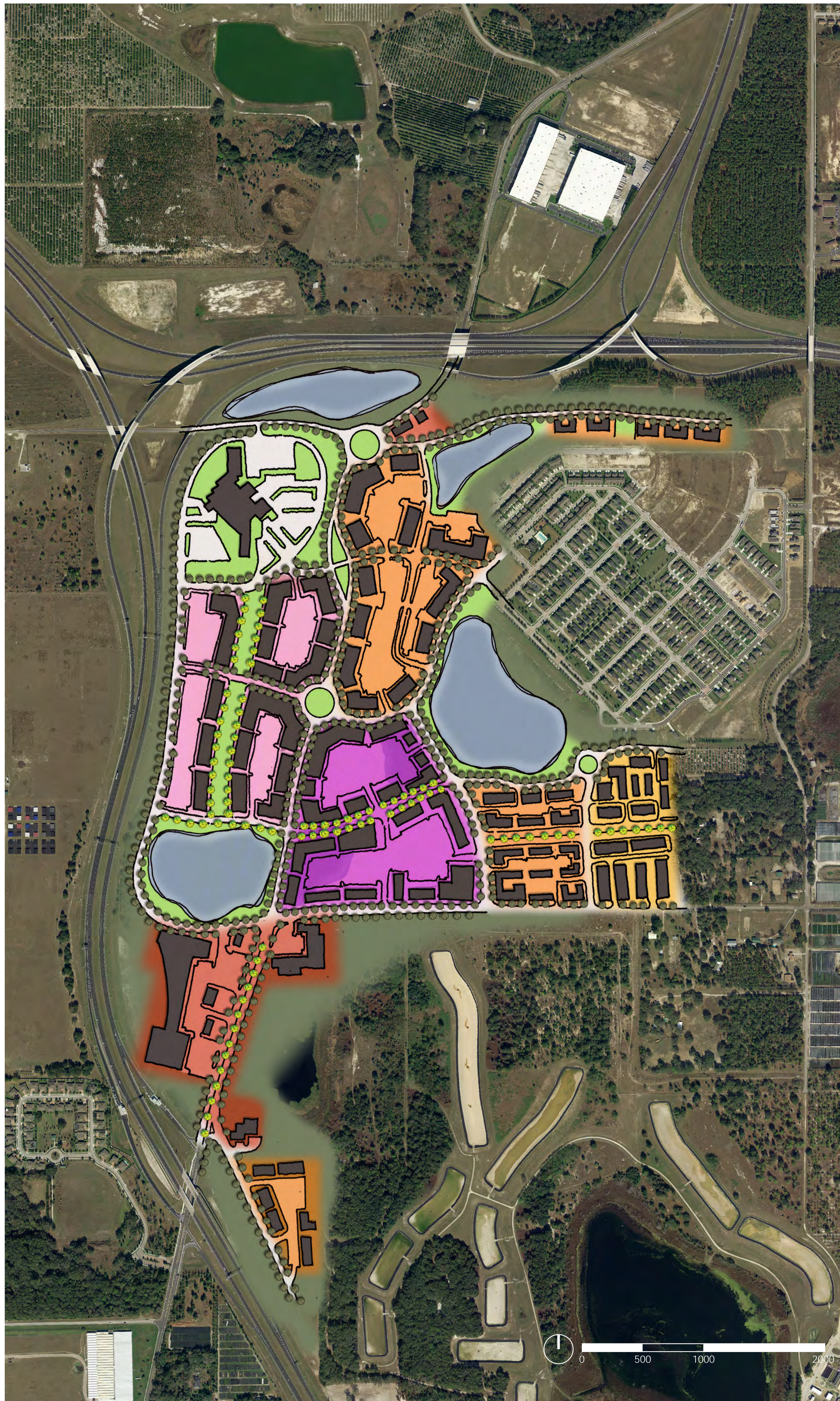
Scenario 1

Ocoee-Apopka Road Framework Map



Littlejohn





COMMERCIAL



MULTI FAMILY



TOWNHOUSE



OFFICE



TOWN CENTER

