KAS OCALA

PLANNED DEVELOPMENT

PD STANDARDS

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INTRODUCTION

The KAS Ocala Planned Development ("PD Plan") is approximately ±248.96 acres located within the City of Ocala (Parcel Numbers: 23812-001-00 and 2380-000-001), directly west of I-75 and along SW 43rd Street Court. The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The PD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged for this project consisting of single-family residences, multi-family residences, commercial, retail, office, and recreational outdoor uses, as well as all allowed uses within the Medium Intensity/Special District Land Use and B-2 zoning classification, given the traffic impact does not increase above what is approved on the PD plan.

Consistent with requirements for a PD Plan, these PD Standards ("Standards") establish project objectives that are appropriate for planning. It is expected that during review, the following activities will take place:

1. PD Plans will be prepared and submitted through the City of Ocala development review process.

2. Updates to building architecture and articulation will be amended if needed to reflect design.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Medium Intensity/Special District Future Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of components intended to provide assurance that the development of the property complies with the requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the mix of uses within the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Planning Area and Standards for development. This application is consistent with the City of Ocala's Medium Intensity/Special District Future Land Use classification and PD zoning district.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based on existing site features, available infrastructure, the City's overall vision for the area and similarly situated residential developments. The PD Plan provides a sustainable land use which is compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Medium/Special District Intensity Land Use classification of the City's adopted Comprehensive Plan.

DEVELOPMENT STANDARDS

These Planned Development standards are intended to provide for flexibility in design while meeting the City's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing

convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at all development stages. The overall program distribution may be adjusted according to the needs of the community, providing the total densities and intensities included in the PD Plan are not exceeded. The proposed Planned Development provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses.

This PD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to every standard in this book, the City of Ocala may permit such superior design alternative through an administrative review and approval of the referenced project.

Table 1 - Proposed Uses Within the PD

Future Land Use Classification	General Land Uses	Proposed Uses
Medium Intensity/Special District	Residential Single-Family (RES SF)	Single-family (SF) attached and detached residential units at the maximum density shown on the PD Plan.
	Residential (RES)	Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family (MF) residential units at the maximum density shown on the PD Plan.
	Commercial (COM)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification.
	Commercial/Residential (COM/RES)	Commercial, retail, office and recreational outdoor uses/ sportsplex, outdoor event space/venue, as well as all other uses and special uses allowed at the maximum density shown on the PD Plan compliant with the Community Business (B-2) zoning classification. Single-family attached and detached residential units at the maximum density shown on the PD Plan. Multi-family residential units at the maximum density shown on the PD Plan.

Table 2: Residential Single-Family Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±65.63 acres
Maximum Density	5 units/acre or up to 328 units
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Height	Maximum of 35 feet.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 3: Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±100.50 acres
Maximum Density	Maximum of 18 units/acre or up to 1,809 units
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Height	Maximum 50 feet.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then the developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 4: Commercial Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±54.70 acres
Maximum Density	Maximum FAR of 0.25 or up to 595,683 square feet
Sanitation	Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Billboards	A maximum of two billboards may be located within 100 feet of the eastern project boundary (Parcel No. 2380-000-001) along the frontage of SW 38th Avenue.
Buffers[1]	Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Height	Maximum of 100 feet.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then the developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 5: Commercial/Residential Development Standards	
Standard	**Requirements**
Site Area (acres ±)	±28.13 acres
Maximum Density	Residential: Maximum of 5 units/acre for SF or up to 140 SF Units; maximum of 18 units/acre for MF or up to 506 MF Units Commercial: Maximum FAR of 0.25 or up to 306,335 square feet
Sanitation	Curbside pickup is proposed for portions of the project identified as residential single-family. Dumpsters or roll-off units will be provided for portions of the project identified as residential multi-family or commercial. Dumpsters or roll-off units will be provided for portions of the project identified as commercial.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by the City Code or detailed parking study.
Amenities	Each residential development within the PD shall provide amenity packages. Amenity packages may include, but are not limited to, a clubhouse, pool, dog park, recreation area, etc. Shared amenities may also be provided between multiple developments to satisfy this requirement.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to the exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers[1]	Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Height	Maximum of 50 feet.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then the developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.
Utilitarian Functions	Utilitarian functions will be screened from view or placed in rear yards.

1. Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

Table 6: Residential and Commercial Setback Requirements			
Standard	**Single Family Detached**	**Single Family Attached/Townhomes**	**Multi-Family Residential/Commercial**
Minimum Building Setbacks	Front: 20 feet Rear: 10 feet Side: 5 feet Side Street: 20 feet	Front: 20 feet Rear: 10 feet Side: 0 feet	Front: 20 feet Rear: 20 feet Side: 20 feet
Accessory Dwelling Units	Allowed	Not Allowed	Not Allowed
Accessory Structures	Allowed, Rear Yard Only	Not Allowed	Not Allowed

ACCESS

Access to the Planned Development will be from SW 44th Court and SW 38th Avenue as generally illustrated on the PD Plan, and in accordance with Code of Ordinances Section 114-91. The number and location of access points may be modified during the Site Plan or Subdivision Plan process.

STREET LIGHTING

Street lighting is proposed along the east/west boulevard only. Lighting shall be installed by the developer and owned by the City.

ENHANCED FEATURES AND DEVIATIONS OF THE PLANNED DEVELOPMENT

The following are enhanced features and deviations of the PD that exceed typical code requirements:

1. BUFFER ALONG SOUTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJECT

a. Required: Much of the southern boundary abuts single-family residences and will not require a landscape buffer. The project area along the southern boundary is largely proposed as allowing only a single-family use. However, there are two areas along the southern boundary that will require 10-foot and 25-foot-wide landscape buffers, respectively, since these areas are being proposed to allow multi-family and commercial uses.

b. Proposed: 30-foot undisturbed buffer.

2. BUFFER ALONG NORTHERN BOUNDARY OF THE WESTERN PORTION OF THE PROJEC

a. Required: 10-foot landscape buffer

b. Proposed: 30-foot undisturbed buffer.

3. BUILDING HEIGHT RESTRICTION AREA IN THE WESTERN PORTION OF THE PROJECT

a. Required: None.

b. Proposed: 100-foot-wide building height restriction area along the southern and northern boundaries where shown.

4. MAXIMUM COMMERCIAL BUILDING HEIGHT ON THE EASTERN PORTION OF THE PROJECT

a. Required: Maximum height of 65-feet.

b. *Proposed: Maximum height of 100-feet.*

5. LANDSCAPED ENTRIES

a. Required: None.

b. *Proposed: Enhanced landscaping planted within curbed medians at project entrances. Plantings can include Small Trees, native shrubs, and ornamental grass plantings.*

ARCHITECTURAL STANDARDS

It is the intent of these Design Standards to foster creative building solutions while maintaining consistent design quality, guiding the overall appearance of buildings and promoting compatible building elements and facades. These Design Standards do not dictate any specific architectural style but are intended to allow for a rich variety in architectural design inspired by the historic precedents that already exist in the City and the Central Florida region. These Design Standards are not intended to be overly prescriptive nor overly restrictive of creative expression.

Architectural details may include recesses, canopies, awnings, arcades, galleries, balconies, porches, stoops, and other architectural projections; and other architectural elements to create visual interest.

Articulation may give emphasis to architectural elements, such as windows, balconies, entries, etc., that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

1. COMMERCIAL BUILDING MASSING AND ARTICULATION

a. Overall building mass shall be divided into distinct façade elements separated by recesses, changes in materials, structural elements or sub-divided into individual facades.

b. The Transition Line from Building Base to Building Body, from Building Body to Building Cap, or the Transition Area from Building Base to Building Cap on single-story buildings shall be expressed using architectural features on the building facade.

c. Buildings on corners fronting two different street types may maintain a form that reflects the requirements of the higher priority street type for a maximum building return of 50 feet from the corner of the building. After 50 feet, the building form must meet the requirements of the street it is fronting.

d. For multi-story buildings, the floor plate of any floor may not be larger than the floor below.

2. DOORS, WINDOWS, RECESSES, AND OPENINGS ON COMMERCIAL BUILDINGS

a. All building elevations that front on a street shall be considered primary façades. Corner or through lots shall have multiple primary façades.

b. Each primary façade, except for non-commercial uses, must have a public building entry located on that façade. Buildings with façades on multiple street types must have a principal building entry on the higher order street(s). For corner lots, a public building entry may be placed at an angle facing the intersection of the two streets instead of having a separate public building entry facing each street.

c. All areas of the pedestrian realm and areas within recesses in a primary façade shall be well-lit.

d. The bottom of windows shall be no more than 3 feet above the finished floor and all window openings in brick construction shall have a sill at their base.

3. ROOFS AND EAVES

a. Pitched roofs shall have a pitch between 4:12 and 12:12.

b. Flat roofs or roofs with a pitch below 5:12 shall include a parapet wall above a roof facing any public frontage. The parapet wall shall be a minimum of 24 inches high (measured above the roof).

c. Shed roofs shall be used for accessory structures when they are attached to a principal building and shall have a slope between 4:12 and 6:12.

d. Porch roofs and roofs over other building elements such as bay windows, balconies, and exterior utility closets or mechanical rooms that are attached to principal buildings shall have a pitch of between 3:12 and 4:12.

e. Eaves, when used, shall overhang vertical building walls a minimum distance of 12 inches.

4. GUTTERS

a. Gutters are allowed providing they match the architectural style of the building.

5. GALLERIES

a. Minimum gallery depth where applicable shall be 10 feet, as measured from the face of the building to the outside column face.

b. Minimum vertical underside clearance shall be 9 feet.

c. Galleries may have flat or pitched roofs, up to 8:12.

6. AWNINGS AND MARQUEES

a. Minimum awning or marquee depth shall be 3 feet (measured perpendicular to the wall face).

b. Minimum underside clearance shall be 9 feet.

c. Awnings shall be continuous above openings below.

d. Awnings shall be made of durable material and may be either fixed or retractable.

e. High-gloss, plasticized materials are not permitted.

f. Awnings shall not be backlit.

7. BALCONIES

a. The minimum vertical underside clearance of a balcony is 9 feet.

b. Balconies in the front of a building may not have screens.

c. Balconies shall match the architecture of the building using similar details and materials.

8. PORCHES

a. The minimum porch depth shall be 8 feet (measured from face of building to outside of column face).

b. Porches shall be covered, and the minimum underside clearance shall be 9 feet.

c. Porches shall match the architectural style of the building, using similar details and materials.

d. Front and side porches may be screened; however, if screened, all architectural features (columns, railings, etc.) must occur on the outside of the screen facing a street or public space.

e. Porches may not extend into the public realm.

9. BRICK AND MASONRY DETAILING

a. All openings in brick construction shall be spanned by a header.

b. Acceptable header forms shall be the lintel, arch, and jack arch.

c. Headers may comprise a variety of materials including brick, stone, cast stone, and metal.

d. Headers shall be a minimum of four (4) inches in height and slightly wider than the opening they span.

10. SILLS AND CORNICES

a. Sills shall be generally rectangular in form and shall be sloped slightly away from the window opening to shed water.

b. Sills may comprise a variety of materials including brick, stone, cast stone, and terracotta.

c. Sills shall be slightly wider than the window opening.

d. A cornice shall be composed of brick, stone, cast stone, or wood.

e. A cornice shall provide a shadow line and may be simple or ornate in construction.

11. COLUMNS

a. Columns shall be arranged such that they appear to support the weight of the structure above.

b. Openings created between columns shall always be vertically proportioned.

c. Columns shall always support a visible structural spanning element, such as a beam or arch.

d. The outside edge of the beam or arch shall align with the neck of the column, not the edge of the column capital.

12. BUILDING MATERIALS AND COLORS

a. Scored stucco, metal, Styrofoam, and other foam-based products are prohibited on building exteriors. Predominant exterior building materials shall be compatible with

materials used by surrounding properties, including but not limited to brick, wood, sandstone, and other types of stone and textured concrete masonry units.

b. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors shall be prohibited unless determined to be consistent with surrounding development and the intent of this division. Building trim and accent areas may feature brighter colors, including primary colors.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

RESIDENTIAL: SINGLE FAMILY

RESIDENTIAL

RESIDENTIAL/COMMERCIAL

Miracle-Ear

Walgreens

COMMERCIAL:

SIGNAGE

RESIDENTIAL:

Johnson Ranch

CROSSBRIDGE
BY TOLL BROTHERS

AVALON WOODS

Porchers Preserve
AT OAKLAND

OAK HILL

PRIMROSE Creek

COMMERCIAL:

VINELAND POINTE
ROSS
DRESS FOR LESS
Marshalls
Burlington
Lucky's Market
CAVENDER'S
BOOT CITY
WESTERN & WORK
five BELOW
Chicken Salad Chick
Rita's
PANDA

SHOPS
AT KANAN VILLAGE
KV
BIKRAM YOGA
NICK RAIL MUSIC
JRA BIKES & COFFEE
ESTATE DIAMOND EXCHANGE
CHINESE CUISINE
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NOTHING BUNDT CAKES
PURE BARRE
BARE NECESSITIES
PARIS TEXAS APPAREL CO.
BOARDROOM SALON
ELLA EYES
SHINE SALON
MEMORIAL VETERINARY CLINIC
BUFFALO GRILLE
AL'S FORMAL WEAR

ROAD:

Lake Wales
Lake Wales

STOP
ONE VEHICLE AT A TIME
KEEP 15' INTERVALS

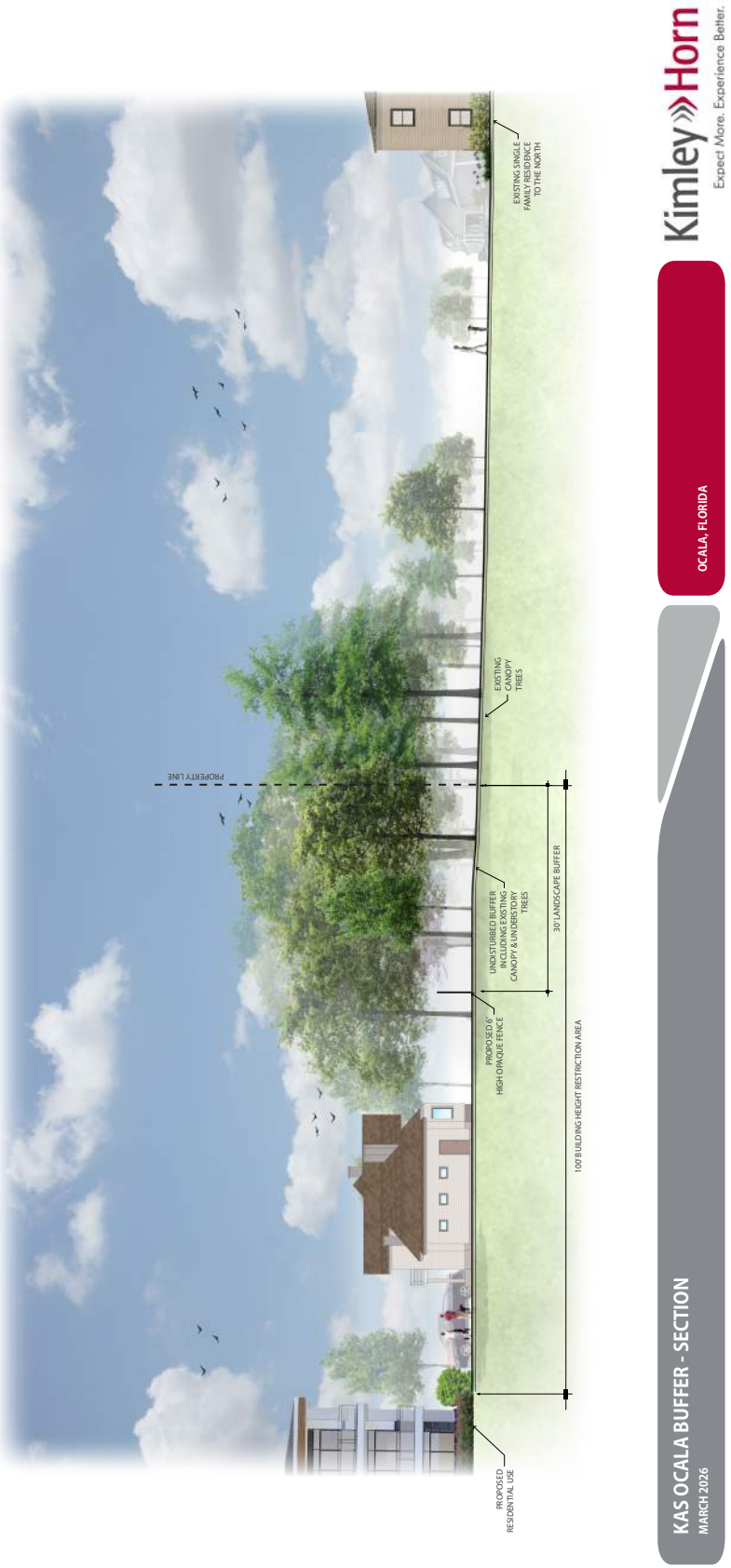
DOWNTOWN
DISTRICT
STADIUM
RETAIL OUTLETS
THEATRE DISTRICT
PARKING
COURT HOUSE
RIVER FRONT

Coming Soon
Distillery & Restaurant
Yellow Door Realty
124 W. 2nd Street
Loggerhead Distillery
112 W. 2nd Street
The District Restaurant
My Sanford Magazine
114 W. 2nd Street
Palate Bubs & Ice Cream

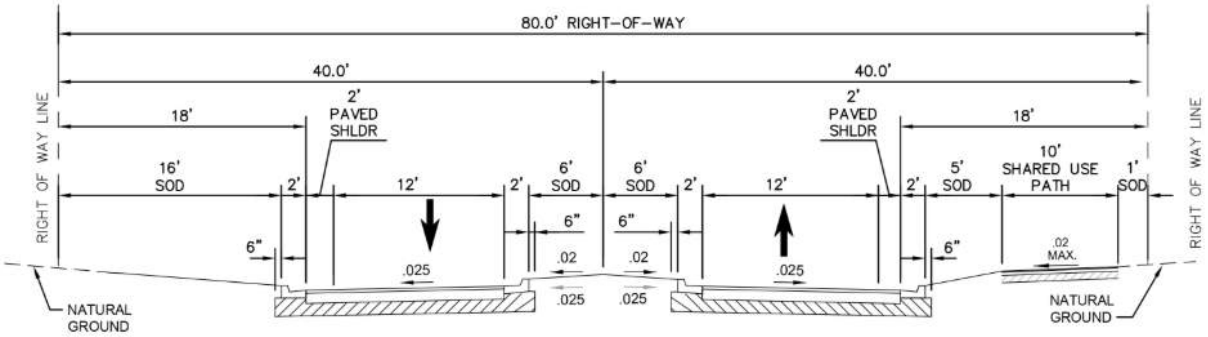
Fort Hamer
Little River
SPEED LIMIT
25

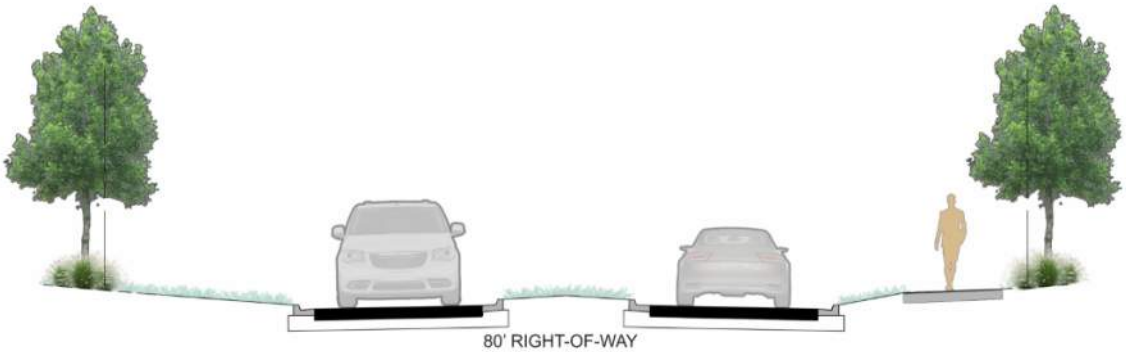
WELLINGTON SHORES DR
COBBLEFIELD RD
SPEED LIMIT
15
CAUTION
CHILDREN AT PLAY

BUFFER SECTION



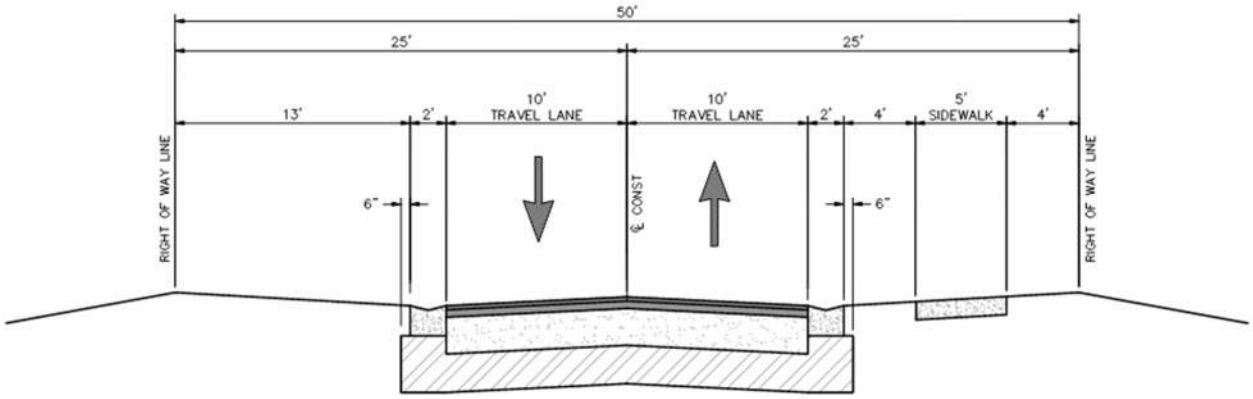
PRIMARY BOULEVARD ROAD SECTION



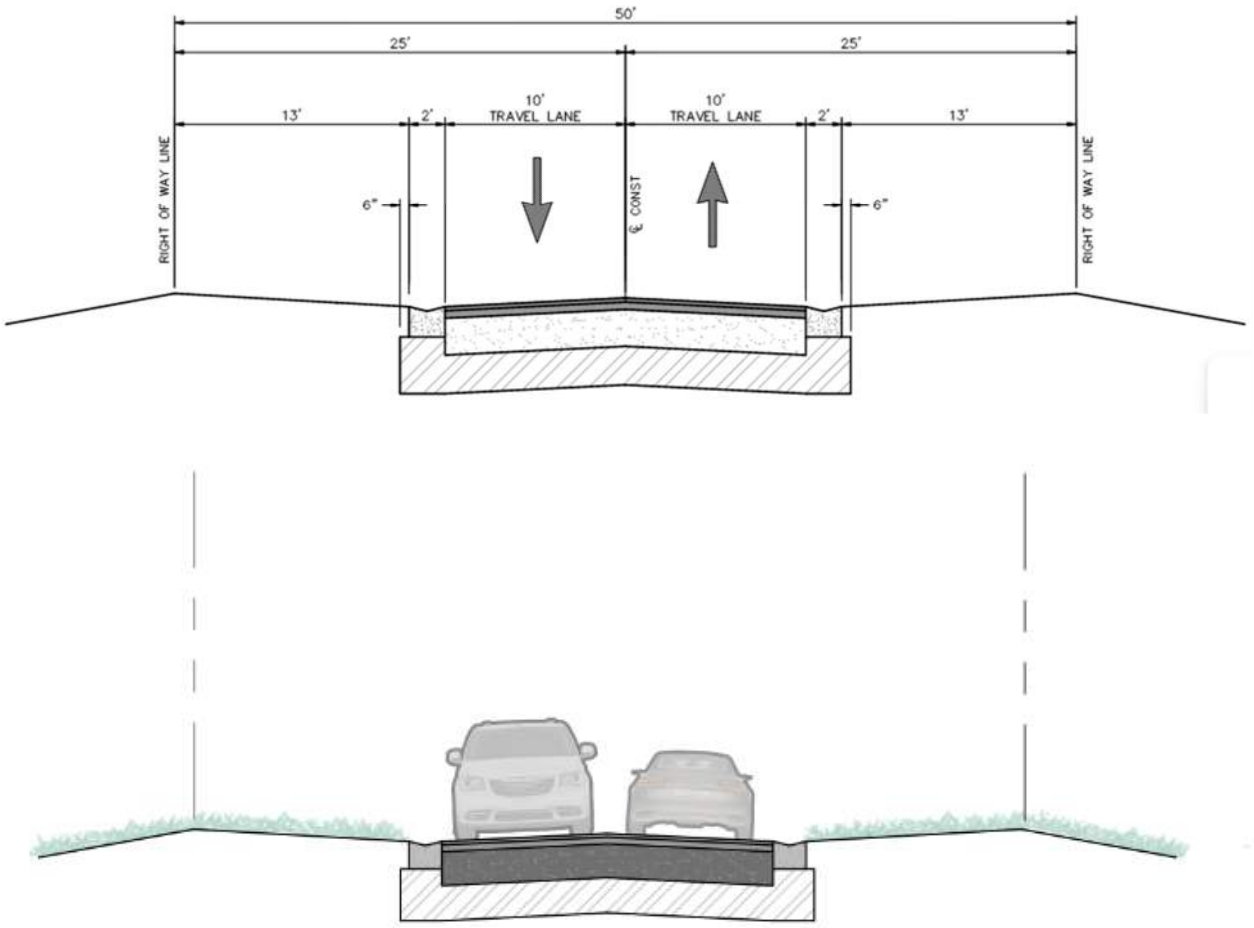


80' RIGHT-OF-WAY
ROADWAY SECTION

RESIDENTIAL ROAD SECTIONS



50' RIGHT-OF-WAY
ROADWAY SECTION - WITH SIDEWALK



50' RIGHT-OF-WAY
ROADWAY SECTION