

## Commercial PUD

|                           |                                   |
|---------------------------|-----------------------------------|
| Project:                  | Kanner CPUD                       |
| Date                      | 4.20.21                           |
| Adjacent N                | A-1A Agricultural - Martin County |
| Adjacent S                | RPUD C.O.S.                       |
| Adjacent E                | R-2 Low Density Martin County     |
| Adjacent W                | A-1A Agricultural - Martin County |
| Total Floor Space (sq.ft) | <b>See Site Plan</b>              |

| LDR Reference | Land Development Regulations  | CPUD REVIEW STATUS |
|---------------|-------------------------------|--------------------|
| 2.07.00 E.1   | Land Use Designation          | COMPLY             |
| 2.07.00 E.2 a | Uses                          | NOT APPLICABLE     |
| 2.07.00 E.2 b | Residential (<30%)            | COMPLY             |
| 2.07.00 E.2 c | Commercial Residential (<30%) | COMPLY             |
| 2.07.00 E.2 c | Commercial Uses               | COMPLY             |
| 2.07.03 E.3.b | Open Space (>25%)             | COMPLY             |
| 2.07.03 E.3.c | Native Vegetation (>25%)      | TO BE REVIEWED     |

### AREA, IMPERVIOUS SURFACE, SETBACK AND HEIGHT

|         |                                   |                |
|---------|-----------------------------------|----------------|
| 2.04.03 | Supplemental impervious surface   | COMPLY         |
| 2.04.04 | Supplemental setback requirements | COMPLY         |
| 2.04.05 | Waterfront setbacks               | NOT APPLICABLE |
| 2.04.06 | Certain street setbacks           | NOT APPLICABLE |
| 2.04.07 | Supplemental building height      | COMPLY         |
| 2.06.00 | Supplemental Use standards        | NOT APPLICABLE |

|         |                     |                |
|---------|---------------------|----------------|
| 4.04.01 | Traffic Concurrency | COMPLY         |
| 4.09.00 | School Concurrency  | TO BE REVIEWED |

### RESOURCE PROTECTION

|           |                                 |                       |
|-----------|---------------------------------|-----------------------|
| 5.02.00   | Environmental Assessment        | COMPLY                |
| 5.03.02   | Wetland Protection              | COMPLY                |
| 5.04.00   | Environmentally sensitive lands | COMPLY                |
| 5.04.03   | Monitoring & Maintenance        | REVIEWED AT SITE PLAN |
| 5.05.01   | Tree Survey                     | REVIEWED AT SITE PLAN |
| 5.05.02   | Tree removal                    | REVIEWED AT SITE PLAN |
| 5.06.00   | Mangrove & Shoreline            | NOT APPLICABLE        |
| 5.07.00   | Floodplain Management           | TO BE REVIEWED        |
| Comp Plan | Comprehensive Plan              | COMPLY                |

### DEVELOPMENT STANDARDS

|         |                      |        |
|---------|----------------------|--------|
| 6.00.03 | Principles of Design | COMPLY |
|---------|----------------------|--------|

|           |                              |        |
|-----------|------------------------------|--------|
| 6.00.04.A | Qualitative Design           | COMPLY |
| 6.00.04.B | Qualitative Design Standards | COMPLY |

**TRANSPORTATION**

|         |                                         |                     |
|---------|-----------------------------------------|---------------------|
| 6.01.02 | Streets                                 | COMPLY              |
| 6.01.03 | Rights of Way                           | TO BE REVIEWED      |
| 6.01.04 | Sidewalks/bikeways                      | COMPLY              |
| 6.01.05 | Bike Ped (LCD)                          | COMPLY              |
| 6.01.06 | Access                                  | COMPLY              |
| 6.01.07 | Drive-through                           | NOT APPLICABLE      |
| 6.01.08 | Vehicular Access                        | COMPLY              |
| 6.01.09 | Parking Code - Residential 6.01.13      | EXCEPTION REQUESTED |
| 6.01.14 | Off-Street Parking Design.6.01.14.C.3.c | EXCEPTION REQUESTED |
| 6.01.18 | Off-Street Loading                      | COMPLY              |
| 6.01.19 | PILOP                                   | NOT APPLICABLE      |

**STORMWATER**

|         |            |                |
|---------|------------|----------------|
| 6.03.01 | Generally  | COMPLY         |
| 6.03.04 | Management | COMPLY         |
| 6.03.08 | Erosion    | TO BE REVIEWED |

**LANDSCAPING**

|              |                              |                |
|--------------|------------------------------|----------------|
| 6.04.02      | General Standards            | COMPLY         |
| 6.04.02 A.1  | Native Landscaping           | COMPLY         |
| 6.06.02 A.2  | Shade Trees Required         | COMPLY         |
| 6.06.02 A.4  | Banyan, Ficus & Rubber Trees | NOT APPLICABLE |
| 6.06.02 A.5  | Proximity to power lines     | TO BE REVIEWED |
| 6.06.02 A.6  | Shrubs                       | COMPLY         |
| 6.06.02 A.7  | Hedges                       | COMPLY         |
| 6.06.02 A.8  | Vines                        | COMPLY         |
| 6.06.02 A.9  | Ground cover                 | COMPLY         |
| 6.06.02 A.10 | Grass Area                   | COMPLY         |
| 6.06.02 B    | Irrigation                   | COMPLY         |

**LANDSCAPE DESIGN**

|             |                                       |                |
|-------------|---------------------------------------|----------------|
| 6.04.03 A   | Utility Lines (Existing and Proposed) | COMPLY         |
| 6.04.03 B.1 | Landscaped Area >20%                  | COMPLY         |
| 6.04.03 B.2 | Interior landscaping >50%             | COMPLY         |
| 6.04.03 B.3 | location of impervious                | COMPLY         |
| 6.04.03 B.4 | Mulch                                 | COMPLY         |
| 6.04.03 B.5 | Shoreline protection                  | NOT APPLICABLE |

|             |                      |                       |
|-------------|----------------------|-----------------------|
| 6.04.03 B.8 | Visibility triangles | REVIEWED AT SITE PLAN |
| 6.04.06     | Land Use Transitions | COMPLY                |

**LANDSCAPING - PARKING AREAS**

|              |                                               |                     |
|--------------|-----------------------------------------------|---------------------|
| 6.04.07 A.1  | Landscaped strip adjacent to street           | COMPLY              |
| 6.04.07 A.2  | Landscaped strip length linear feet           | COMPLY              |
| 6.04.07 A.2a | Parking area adjacent to street               | COMPLY              |
| 6.04.07 A.2b | Hedge/wall/berm on outside of strip           | COMPLY              |
| 6.04.07 A.2c | Other Landscaping                             | COMPLY              |
| 6.06.07 A.2d | Grass                                         | COMPLY              |
| 6.04.07 A.3  | Shrubs/ground cover                           | COMPLY              |
| 6.04.07 B    | parking screened from private property        | COMPLY              |
| 6.04.07 B.1  | Landscaped strip adjacent to private property | COMPLY              |
| 6.04.07 B.2a | Parking area adjacent to private property     | COMPLY              |
| 6.04.07 B.2b | Hedge/wall/berm on outside of strip           | COMPLY              |
| 6.04.07 B.2c | Other Landscaping                             | COMPLY              |
| 6.04.07 B.2d | Grass                                         | COMPLY              |
| 6.04.07 B.3  | Shrubs/ground cover                           | COMPLY              |
| 6.04.07 C.1  | Parking Area (Major Dev't only)               | TO BE REVIEWED      |
| 6.04.07 C.2  | Parking area rear and sides of building       | COMPLY              |
| 6.04.07 C.3  | Interior trees                                | COMPLY              |
| 6.04.07 C.4  | Vehicle encroachment                          | COMPLY              |
| 6.04.07 C.5  | Interior landscaped islands                   | EXCEPTION REQUESTED |
| 6.04.07 C.6  | Terminal landscaped islands                   | COMPLY              |
| 6.04.07 C.7  | Interior landscaped medians                   | COMPLY              |
| 6.04.07 C.8  | Interior shade trees                          | COMPLY              |
| 6.04.07 D    | Visibility triangles                          | COMPLY              |
| 6.04.08      | Tree Requirements                             | COMPLY              |
| 6.04.10      | Loading Storage                               | COMPLY              |

**COMMERCIAL DEVELOPMENT STANDARDS**

|           |                         |                |
|-----------|-------------------------|----------------|
| 6.05.02 B | Building Location       | COMPLY         |
| 6.05.02 C | Building Orientation    | COMPLY         |
| 6.05.02 D | Façade Design           | TO BE REVIEWED |
| 6.05.02 E | Massing                 | TO BE REVIEWED |
| 6.05.02 F | Other Features          | TO BE REVIEWED |
| 6.05.02 G | Transitional Elevations | NOT APPLICABLE |
| 6.05.03 B | Blank Wall Area         | TO BE REVIEWED |
| 6.05.03 C | Repeating Façade        | COMPLY         |
| 6.05.04   | Additional Façade       | COMPLY         |
| 6.05.05   | Roof Treatments         | COMPLY         |

|         |                                 |                |
|---------|---------------------------------|----------------|
| 6.05.06 | Entryways and customer entrance | COMPLY         |
| 6.05.07 | Materials and Color             | NOT APPLICABLE |
| 6.06.00 | Green Development               | NOT APPLICABLE |
| 6.07.00 | Lighting                        | COMPLY         |
| 6.08.00 | Dumpster & Recycling            | COMPLY         |
| 6.09.05 | Fences                          | TO BE REVIEWED |
| 6.11.00 | Signs                           | TO BE REVIEWED |