

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)	See Site Plan

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
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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, Fiscus & 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