

REQUEST TO REZONE DRIVEN BRANDS, INC. PUD-C TO GC

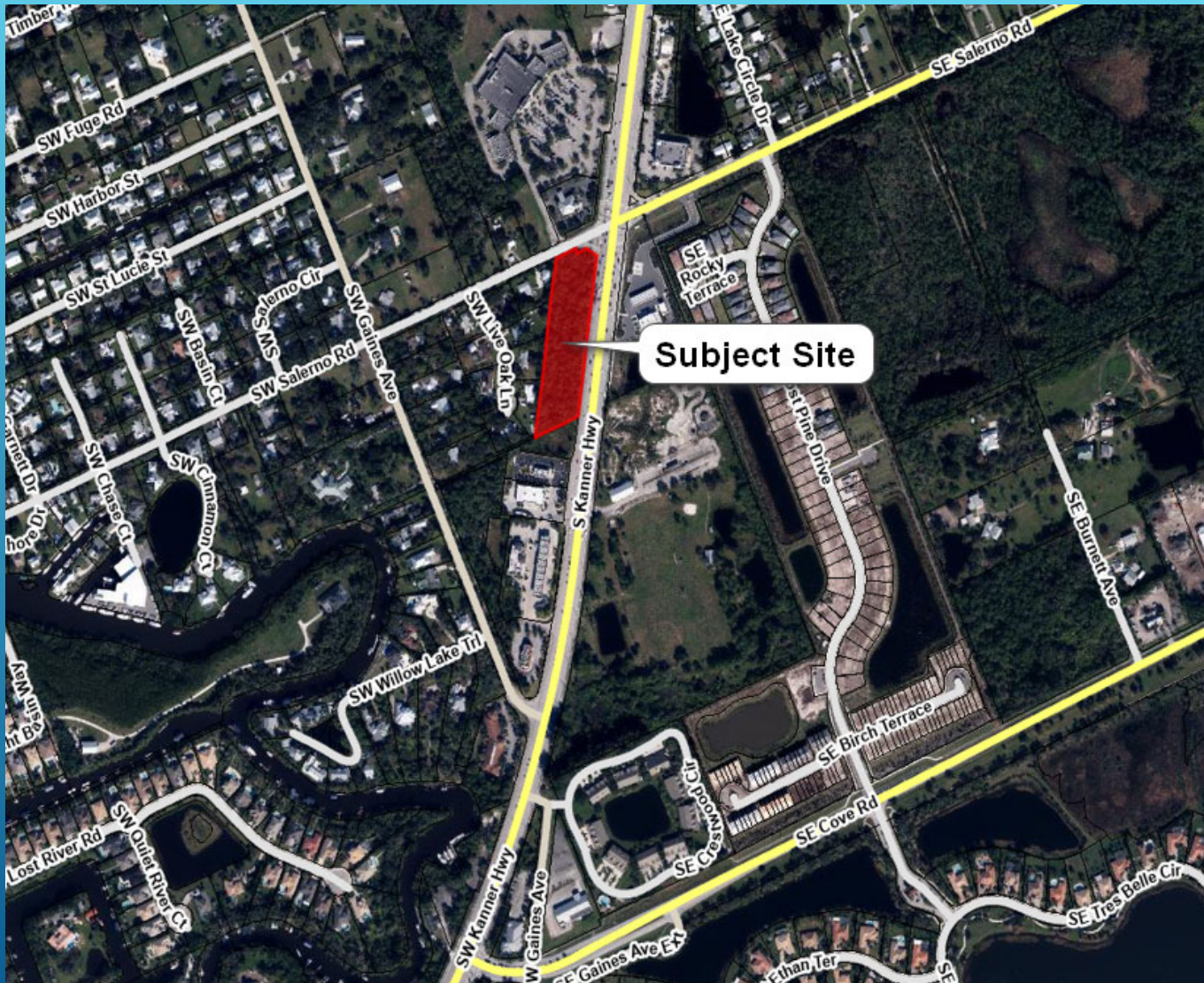
D066-001

Luis Aguilar, Principal Planner

June 17, 2025



LOCATION MAP





FUTURE LAND USE MAP: COMMERCIAL GENERAL

Future Land Use Designations of Abutting Properties:

Property to the East:	Commercial General
Property to the North:	Commercial General
Property to the West:	Estate Density 2UPA
Property to the South:	Commercial General



Zoning District Designations of Abutting Properties:

Property to the East:	General Commercial
Property to the North:	General Commercial
Property to the West:	B-1 (Business)
Property to the South:	General Commercial



- Current Zoning:
 - PUD-C – Planned Unit Development – Commercial.
- Proposed amendment to County Zoning Atlas to rezone approximately 2.97-acres site to GC.
- Two “standard” zoning districts that implement General Commercial future land use designation.
 - CC, Community Commercial
 - GC, General Commercial
- New PUD zoning is an additional option for applicants.



DEVELOPMENT STANDARDS – LDR, TABLE 3.12.1

CAT	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(Stories)	Min. Open Space (%)	Other Req. (footnote)
A	CC	10,000	80	—	20	50	30	30	—
A	GC	10,000	80	—	20	60	40	20	—



DEVELOPMENT STANDARDS – LDR, TABLE 3.12.2, SETBACKS

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Category	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30



➤ Conditions supporting GC:

- ▶ Access directly from widened S. Kanner Highway (four to six lanes).
- ▶ Existing development surrounding the S. Kanner Hwy./I-95 interchange.
 - ▶ Area of established employment centers, commercial plazas, medical centers, schools and college facilities.
- ▶ Adjacent Properties with General Commercial Zoning District Designations



LOCAL PLANNING AGENCY

- ▶ This matter was heard before the LPA on June 5, 2025.
- ▶ The recommendation is presented to the Board.



REVIEW OF APPLICATION

- ▶ Development review staff have found Driven Brands, Inc. rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



Recommended Action:

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt a Resolution terminating the Kanner Square PUD Zoning Agreement and amending the Martin County Zoning Atlas to change the zoning district designation on the subject site from PUD-C, Planned Unit Development-Commercial, to GC, General Commercial District.



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