

## **Martin County Comprehensive Growth Management Plan**

### ***Policy 4.13A.8. Commercial development.***

**(5) Expressway Oriented Transient Commercial Service Centers.** This special land use designation is established to recognize the immediate and unique needs of the public traveling through the County. This policy addresses the areas immediately adjacent to Interstate 95/State Road 714, Interstate 95/State Road 76 and Interstate 95/County Road 708. These interchange locations shall be designated by a hatching pattern on the Year 2025 Future Land Use Maps. The areas around these interchanges eligible for this land use category are specified in subsections (f) and (g) below. If there is any conflict between the hatching pattern on the Future Land Use Map and the text of subsections (f) and (g) below, the text shall prevail. Expressway Oriented Transient Commercial Service Centers are subject to compliance with the following performance standards:

- (a) An application must be submitted and processed as a Planned Unit Development.
- (b) A development application must comply with the goals, objectives and policies of the CGMP. The buffers required adjacent to agriculture shall be 35 feet with a 6-foot wall or 40 feet without a wall and must be at least 75 percent opaque. Agricultural land adjacent to Expressway Oriented Transient Commercial Service Centers may not be used to provide supportive services to the Expressway Oriented Transient Commercial Service Center.
- (c) A market feasibility analysis, acceptable to Martin County, that demonstrates a need must be submitted to document that the uses proposed are warranted by the traveling public they are intended to serve.
- (d) Uses permitted in the PUD are limited to:
  - 1) Convenience stores;
  - 2) Gift shops;
  - 3) Hotels and motels, excluding permanent residential units, at a maximum density of 20 units per gross acre;
  - 4) Restaurants, including drive-ins and fast food service;
  - 5) Vehicular service and maintenance (gas stations);
  - 6) The FAR shall be governed by the parking standards of the Land Development Regulations;

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7)

Minimum open space shall be 30 percent and maximum building height shall be 40 feet.

(e)

The property proposed for the PUD must be directly accessed from a major arterial. The requirements of this paragraph shall be considered met for parcels immediately adjacent to the limited access facility that have had their direct legal access to a major arterial replaced by a newly created access road by the Florida Department of Transportation. Such parcels are typically located between the limited access facility and the newly created access road. Should the PUD require improvements to the newly created access road, those improvements shall be completed at the developer's expense.

(f)

All the property on which the PUD is proposed must be within 1,320 feet of any access ramp to the limited access facility and within 1,320 feet of the intersecting arterial.

(g)

The access point to any property on which the PUD is proposed shall be no closer than 660 feet from any access ramp to the limited access facility unless it can be specifically proven by a traffic study performed by a registered Florida engineer that a shorter distance (1) would allow for a continuing function of the road system and (2) would not be detrimental to the health, safety and welfare of the public.

(h)

Applicants must successfully demonstrate that the urban services needed by the PUD will be fully funded by the development. New Expressway Oriented Transient Commercial Service Center PUD applications outside the Primary Urban Service District shall not be granted without making provision for shared sewer and water facilities for all subsequent Expressway Oriented Transient Commercial Service Center development expected to occur at the interchange. This policy will not apply to PUD approvals in an Expressway Oriented Transient Commercial Service Center made prior to February 20, 1990, on which development has commenced and continued in good faith.

(i)

The parcel must have an area of five gross acres.