



**Starbucks Cashmere  
Minor Site Plan  
P24-148**



**Project Location Map**

**SUMMARY**

Applicant's Request:	A request for site plan approval for a 2,160 square foot Starbucks coffee shop with drive through service.
Applicant/Agent:	Sara Battles, Kimley-Horn, Inc.
Property Owner:	Equity One (Florida Portfolio), LLC
Location:	Southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner

### **Project Description**

The City of Port St. Lucie has received a site plan approval application from Equity One (Florida Portfolio), LLC, the property owner, for a minor site plan to permit a drive-through associated with a restaurant in the General Commercial (CG) zoning district. The proposed Starbucks coffee shop will occupy approximately 2,160 square feet and include a drive-through lane as well as a pass-by lane. The 1.04-acre property is situated at the southwest corner of the intersection of St. Lucie West Boulevard and Cashmere Boulevard, legally described as BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20.

This property is part of an existing commercial retail development that includes a Walmart Neighborhood Market, a gas station, and other commercial establishments. The site is existing, with primary traffic aisles and circulation systems in place. The property is accessible through four (4) compliant driveways and associated crosswalks. The subject outparcel (Outparcel 2) is part of the overall Walmart Neighborhood Market site plan and will be accessed via the existing shopping center main access points off of St. Lucie West Boulevard and Cashmere Boulevard. A parking easement agreement exists between all landowners, which grants perpetual, non-exclusive easements for vehicular and pedestrian access, ingress, egress, and parking across the driveways, parking areas, and walkways of all Tracts and Outparcels for the benefit of all owners, agents, customers, invitees, contractors, tenants, and employees.

On April 22, 2024, the City Council approved the Special Exception Use via Resolution 24-R24, allowing the establishment of a drive-through for the Starbucks restaurant within the CG zoning district. This approval was granted with the condition that the minor site plan be returned to City Council for further review. Typically, minor site plans do not require City Council approval; however, in this case, the review includes the full traffic analysis and any required offsite improvements.

### **Previous Actions and Prior Reviews**

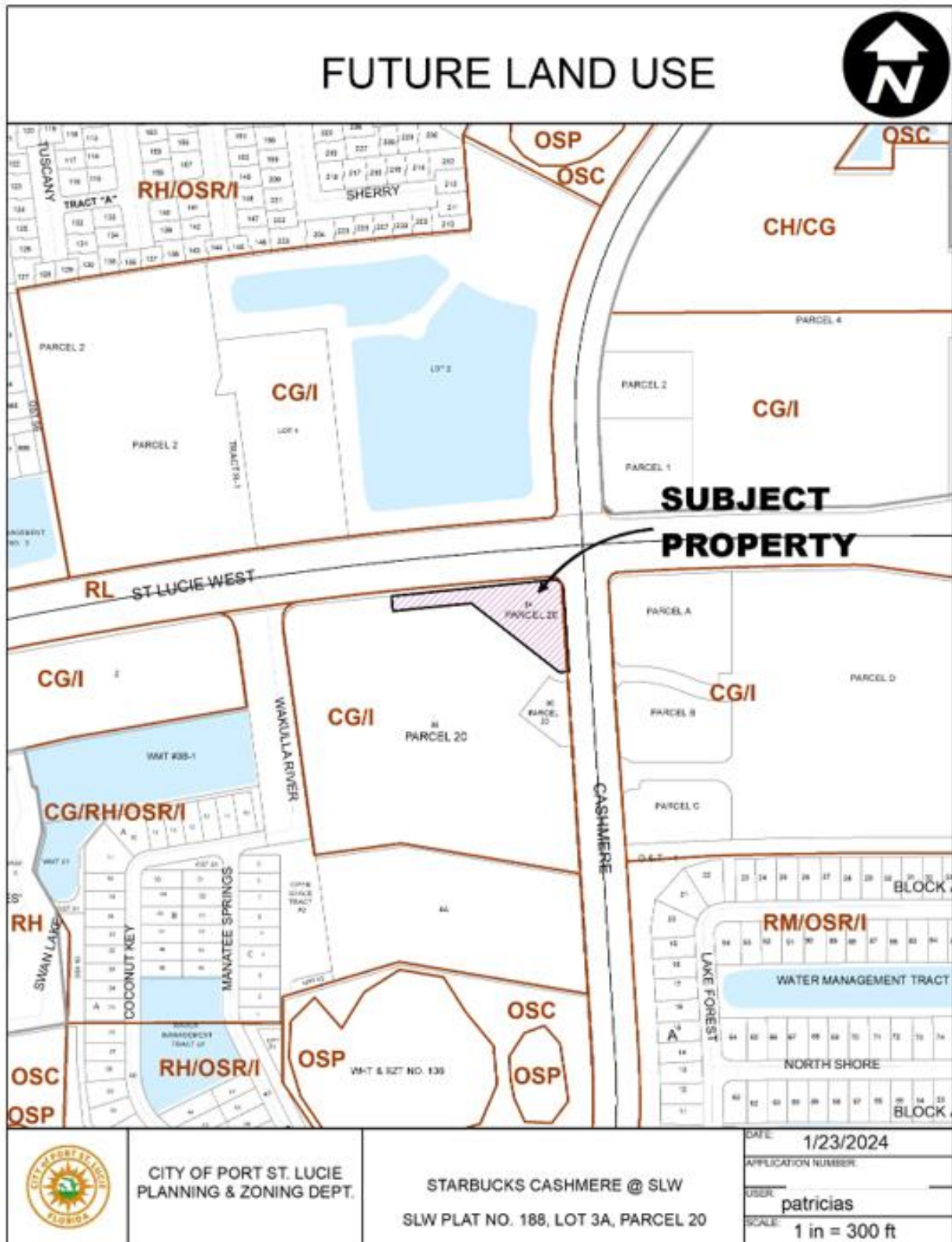
The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the Minor Site Plan at their October 23, 2024 meeting.

### **Location and Site Information**

Parcel Number:	3430-602-0001-000-5
Property Size:	1.04-acres
Legal Description:	BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20
Future Land Use:	CG (General Commercial)
Zoning:	CG (General Commercial)
Existing Use:	Vacant
Proposed Use:	Starbucks coffee shop

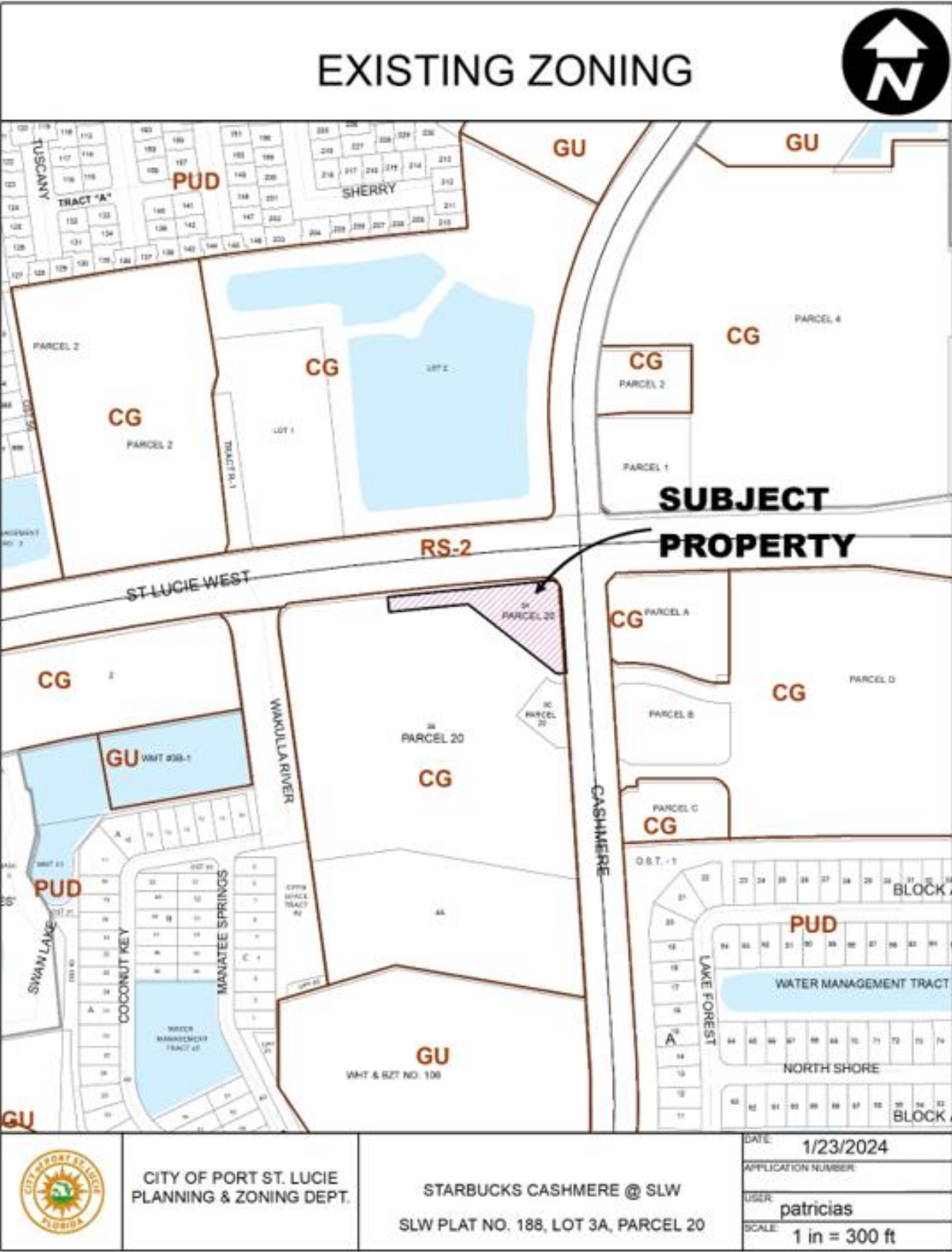
### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	St. Lucie West Boulevard, beyond is a vacant lot with pond and water feature
South	CG	CG	Walmart and shopping center
East	CG	CG	Cashmere Boulevard, beyond is Aldi, gas station, shopping center
West	CG	CG	Walmart and shopping center



Future Land Use Map





Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>										
<b>USE</b>	Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use. An SEU was approved to allow a drive-thru in the CG zoning district.										
<b>DUMPSTER ENCLOSURE</b>	The site plan depicts dumpster enclosures to accommodate refuse and recycling collection.										
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided documentation of the St. Lucie West Architectural Design Review Committee's approval of the building elevation drawings.										
<b>STACKING REQUIREMENTS</b>	The applicant has provided a stacking analysis which demonstrates that there will be no overflow into Cashmere Boulevard. The proposed drive-through has enough stacking to adequately handle both the average and peak drive-through stacking demand as there is enough stacking for eleven (11) vehicles including five (5) after the menu board.										
<b>BUILDING HEIGHT</b>	The proposed building height is 18 feet. The maximum building height allowed for the development is 35 feet.										
<b>SETBACKS</b>	The proposed buildings meet setback requirements under the zoning district.										
	<table> <tr> <th>Required</th><th>Provided</th></tr> <tr> <td>Front: 25'</td><td>Front: 30.9'</td></tr> <tr> <td>Rear: 25'</td><td>Rear: N/A</td></tr> <tr> <td>Side (East): 25'</td><td>Side (East): 89.6'</td></tr> <tr> <td>Side (West): 25'</td><td>Side (West): 45.5'</td></tr> </table>	Required	Provided	Front: 25'	Front: 30.9'	Rear: 25'	Rear: N/A	Side (East): 25'	Side (East): 89.6'	Side (West): 25'	Side (West): 45.5'
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<b>PARKING</b>	The use requires 34 standard parking spaces and 2 ADA parking spaces. The site plan provides for an overall of 29 standard parking spaces and 2 ADA parking spaces. Per a recorded easement agreement, the owner of Outparcel 2 has the right to allow its tenants, customers, and employees, etc. to park on the parking areas of all other Tracts and Outparcels. While there is a slight deficit in standard parking spaces on the outparcel, a shared parking agreement among property owners ensures adequacy overall. There is an excess on the associated overall site plan which provides 447 parking space with 423 required; therefore, meeting the minimum parking requirement.										
<b>BUFFER</b>	The proposed development includes appropriate buffering measures, such as a 15-foot-wide landscape buffer along adjacent roadways. The proposed drive-through window faces a street. Per Section 158.222(D) of the Code of Ordinances, when it has been demonstrated that there is no viable location, the entire drive-through lane must be completely screened from adjacent view by planting a continuous hedge at a height of 6 feet at the time of planting. Due to site constraints, the applicant has demonstrated that no alternate design is viable therefore, a 6-foot in height continuous hedge will be planted to										

	screen the drive-through lane from view, mitigating visual impacts on St. Lucie West Boulevard.
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### **NATURAL RESOURCE PROTECTION (Chapter 157)**

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

**Native Habitat/Tree Protection:** The property is under two (2) acres. An environmental assessment report is not required. The site is cleared.

**Wildlife Protection:** Per Section 157.06(B), a site survey for gopher tortoises shall be conducted on all upland properties prior to any land clearing activities. A pedestrian gopher tortoise survey of the project area resulted finding no gopher tortoise activity observed on site, nor any other State or Federally listed species were observed on the property; however, a gopher tortoise survey and documentation of coordination with all applicable regulatory agencies will be required prior to the issuance of a clearing permit.

### **CONCURRENCY REVIEW**

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	St. Lucie West Utilities District is the service provider. A service agreement is required.
<b>TRANSPORTATION</b>	<p>A traffic impact analysis was submitted and approved by the Public Works Department. The transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.</p> <p>The proposed 2,160 SF coffee shop with drive-thru is anticipated to generate 1,153 daily trips, 186 AM peak hour and 84 PM peak hour driveway trips. These trips will be distributed over the four (4) existing driveways that provide access to the commercial plaza. The Traffic Report concludes that a southbound right turn lane is warranted at the northern driveway on SW Cashmere Blvd due to a possible increase in travel delays. Although the project has two existing driveways on SW Cashmere Blvd located within 250 feet from each other and the traffic volume could be distributed over these two driveways, Public Works recommends the project constructs a right turn lane at the northern driveway to guarantee site turning vehicles do not create unnecessary backups and delays at the St. Lucie West Blvd / Cashmere Blvd intersection.</p>
<b>PARKS AND RECREATION</b>	Not applicable to non-residential development.
<b>STORMWATER</b>	Paving and drainage plans have been submitted in compliance with the adopted level of service standards.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development.

## **OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

## **RELATED PROJECTS**

P23-188 Starbucks Cashmere - Special Exception Use (SEU)

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the proposed site plan at their meeting of October 23, 2024.

Planning and Zoning staff recommends approval of the minor site plan with the following condition of approval:

1. The Applicant must construct a right turn lane at the northern driveway to guarantee site turning vehicles do not create unnecessary backups and delays at the St. Lucie West Boulevard / Cashmere Boulevard intersection prior to issuance of a Certificate of Occupancy (CO).