

**Starbucks Cashmere  
Special Exception Use  
P23-188**



**Project Location Map**

**SUMMARY**

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances.
Agent:	Jessica Chan, Kimley-Horn & Associates, Inc.
Applicant/Property Owner:	Equity One (Florida Portfolio), LLC
Location:	Located internal to the Walmart Neighborhood Walmart shopping center, generally located at the southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

The City of Port St. Lucie has received a request from Equity One (Florida Portfolio), LLC, the property owner, for a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances. The future land use designation is General Commercial (CG) which is compatible with the General Commercial (CG) zoning district. This indicates that the intended use is consistent with the long-term development vision for the area, supporting commercial activities and serving the needs of the surrounding community. According to the conceptual plan, the proposed Starbucks coffee shop will be approximately 2,160 square feet with a drive through lane and pass-by lane.

The 1.04-acre property is located internal to the Walmart Neighborhood Walmart shopping center, generally located at the southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard and is legally described as BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20. The subject property is located within an existing commercial retail development which includes a Walmart Neighborhood Market, gas station, and additional commercial uses.

**Previous Actions**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their January 10, 2024 meeting.

**Public Notice Requirements**

Notice of this request for a Special Exception Use was mailed on March 21, 2024, to owners of property within a 750-foot radius of the subject property.

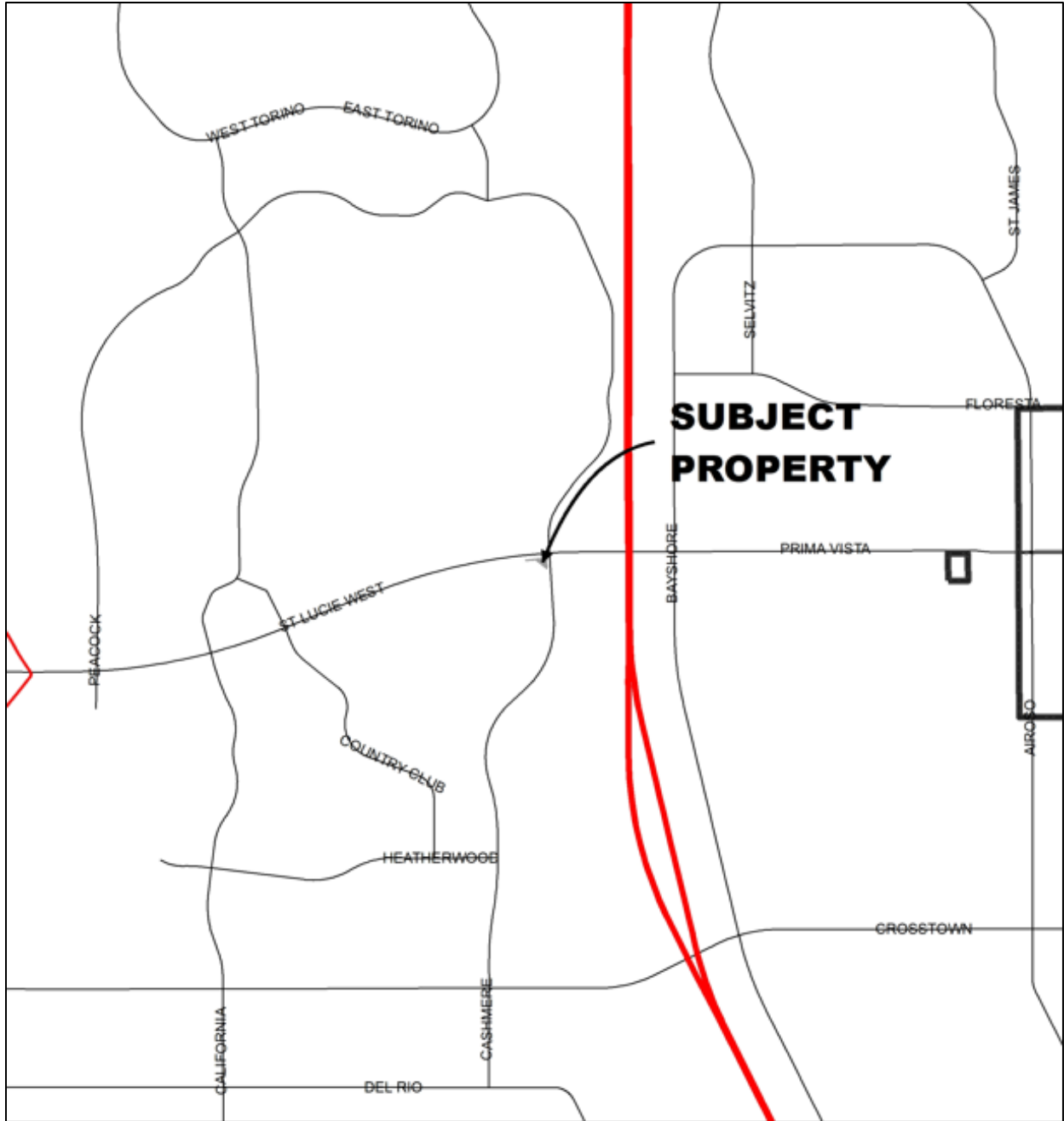
**Location and Site Information**

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)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

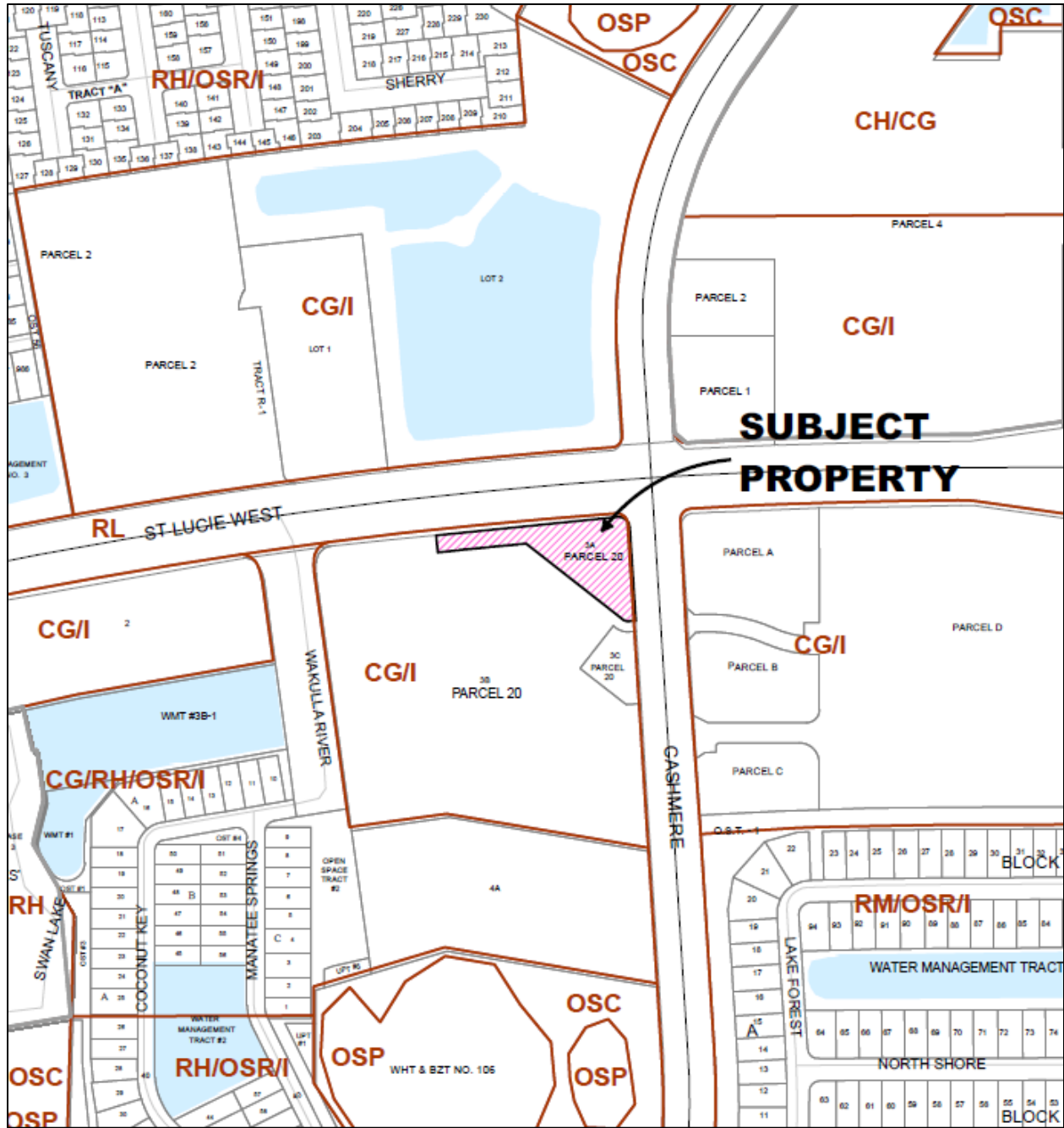
**Surrounding Uses**

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

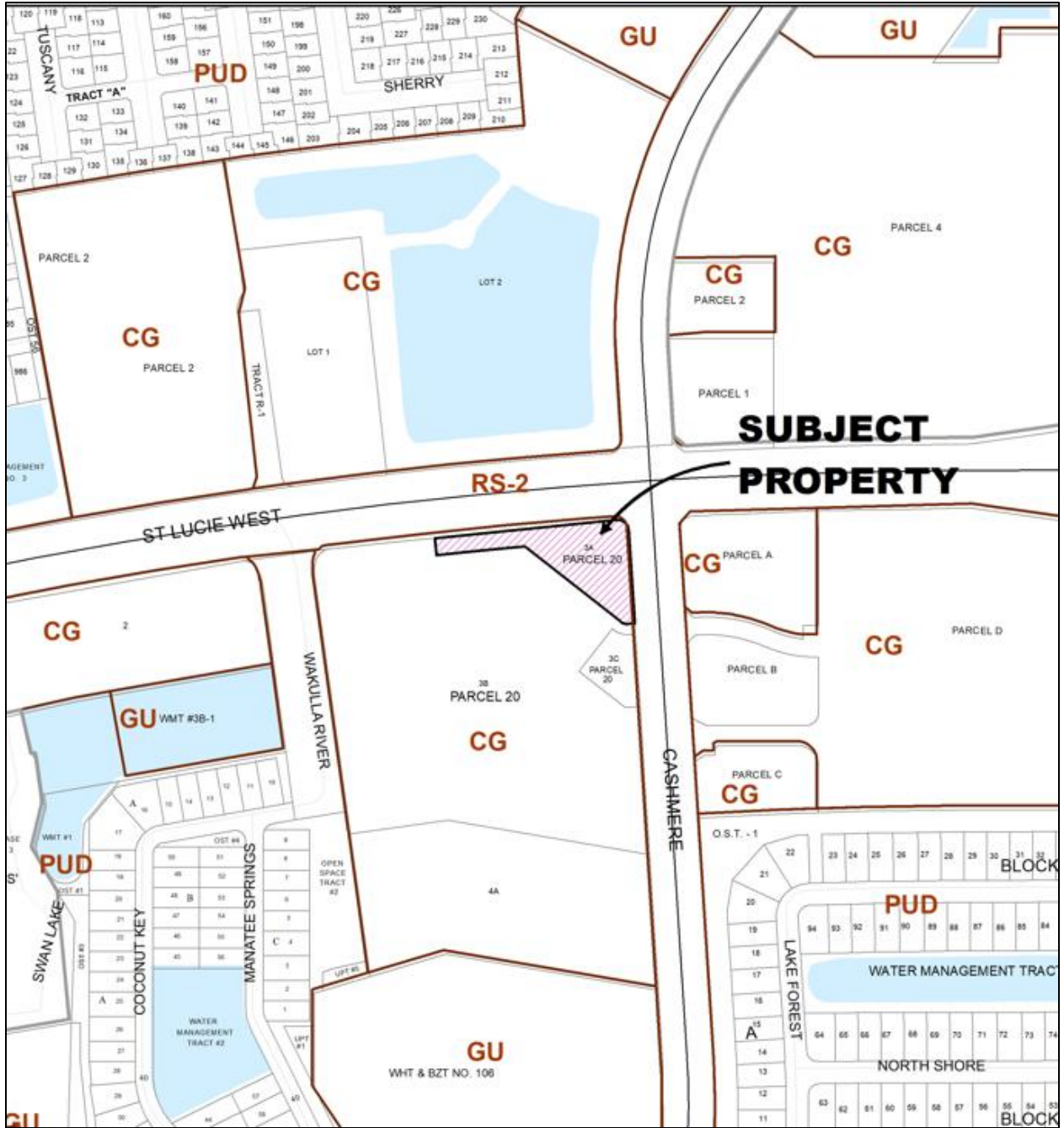
CG, General Commercial



Location Map



Land Use Map



Zoning Map

## PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

### **Evaluation of Special Exception Criteria (Section 158.260)**

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Applicant's Response:** The site will be accessed through the existing shopping center access off of SW St. Lucie Boulevard and SW Cashmere Boulevard.
- **Staff findings:** Adequate ingress and egress shall exist with regard to automotive and pedestrian safety. Given the property's location at a major intersection, traffic flow and access management are critical considerations. The site is existing and the primary traffic aisles and circulation system are in place. The project is located within an existing shopping center. The overall shopping center property may be accessed by means of four (4) compliant driveways and associated crosswalks. The subject outparcel (Outparcel 2) is associated with the overall Walmart Neighborhood Market site plan. Outparcel 2 will be accessed through the existing shopping center access points off of St. Lucie West Boulevard and Cashmere Boulevard. Outparcel 2 was granted parking easements between all owners of the land. Each Owner hereby establishes and grants to every other Owner, and to their respective agents, customers, invitees, licensees, contractors, tenants and employees, for the benefit of all the Tracts and the Outparcels, a perpetual non-exclusive easement over, through and across the Driveways, parking areas and walkways in their respective Tracts and Outparcels for vehicular and pedestrian access, ingress, egress, and vehicular parking.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** The site will be providing 12 parking spaces, two of which are ADA accessible. This is more than the requirements that state only one ADA space is required, with a total of 11 spaces. There will also be a six foot hedge around the drive through to prevent detrimental effects on adjacent properties.
- **Staff findings:** Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The use requires 34 standard parking spaces and 2 ADA parking spaces. The conceptual 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. Off-street parking is calculated based on the provisions identified within Section 158.221(C) of the Zoning Code. 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 spaces with 423 required; Therefore, the applicant has provided adequate parking within the proposed conceptual site plan.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: The proposed storm pipe, sanitary sewer, and water pipe will all be connected to the existing system already on the property.
- Staff findings: St. Lucie West Services District will provide utility services to the site. Adequate utilities are available to service the proposed development. The proposed utility connections will integrate with the existing infrastructure serving the shopping center.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: There will be an additional six foot hedge provided along the entire length of the drive through along both roads.
- Staff findings: The proposed development includes appropriate buffering measures, such as a 15-foot-wide landscape buffer along adjacent roadways. The proposed drive-through window faces St. Lucie West Boulevard. Per Section 158.222(D) of the Code of Ordinances, drive-throughs are not permitted to be located between a primary collector/arterial roadway and a building unless there is no other viable location. In that case, the entire drive-through lane must be completely screened from adjacent view by planting a continuous hedge at a height of six (6) feet at the time of planting and the hedge shall be maintained at a height of at least six (6) feet. Due to site constraints, the applicant has demonstrated that no alternate design is viable therefore, a six (6)-foot high continuous hedge will be planted to screen the drive-through lane from view, mitigating visual impacts on St. Lucie West Boulevard.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: The proposed lighting meets the required codes. It is part of an existing commercial shopping center, and there is no nearby residential property it may bother. Wayfinding signage is provided so customers can easily access the drive through.
- Staff findings: All signage shall be required to conform to the St. Lucie West Master Sign Code as approved by the St. Lucie West Architectural Board and receive the proper permits. All exterior lighting shall be shielded from adjacent properties and roadways and comply with Section 158.221 of the Code of Ordinances.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: The open spaces meet applicable codes.
- Staff findings: On the conceptual plan, front, side, and rear yard building setbacks, along with open space, that conform with the General Commercial (CG) zoning district have been met.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: The proposed use will be in conformance with all City of Port St, Lucie regulations per Sec 158.124 General Commercial Zoning District 'Permitted Principal Uses and Structures'. Building size is in accordance with drive through restaurant requirements.

- Staff findings: 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 and shall conform to all provisions of the Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: The drive through will allow the establishment to conveniently provide a service to residents and does not impair the health, safety, or welfare of the residents and workers in the city.
- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: The drive through provides means for residents to quickly pick up beverages and it is visually screened by hedges from the Right of Way so it is not a nuisance.

Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The subject property is situated within an established commercial retail environment. Section 158.221(I) of the Code of Ordinances requires a stacking analysis for the proposed use to ensure adequate stacking is available onsite. Based upon the queueing data from the other nearby Starbucks Coffees Shops within a 10-mile radius, the maximum queue demand for existing Starbucks coffee shops is eleven (11) vehicles including five (5) after the menu board. It should be noted that the number of vehicles queuing after the menu board includes the car at the menu board providing their order. 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. A memo from Public Works approving the stacking analysis is attached.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The site will be for commercial use, which makes it compatible with the shopping center in which it is located. There are also other drive throughs along St. Lucie Blvd, including at CVS, Burger King, Pollo Tropical, and Seacoast Bank.
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.



- Applicant's Response: N/A
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: N/A
- Staff findings: Acknowledged.

**PLANNING AND ZONING BOARD ACTION OPTIONS**

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.