



**SLW Cashmere Ventures – Office/Retail  
Major Site Plan  
P21-277**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Request for a 50,500 square foot office and retail development through a series of five buildings.
Applicant:	Stephen Cooper, P.E., SCPE, Inc.
Property Owner:	Cashmere Ventures, LLC
Location:	Located on the west side of Cashmere Boulevard, approximately 700-feet south of St. Lucie West Boulevard
Address:	Not assigned
Project Planner:	Bethany Grubbs, Planner II

**Project Description**

This applicant is proposing to build four 9,000 square foot, two-story office buildings and one, one-story 14,500 square foot retail building, totaling 50,500 square feet, with associated site improvements, including landscape buffering, off-street parking and loading spaces, internal circulation, and stormwater management.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the site plan at their meeting of December 8, 2021.

**Location and Site Information**

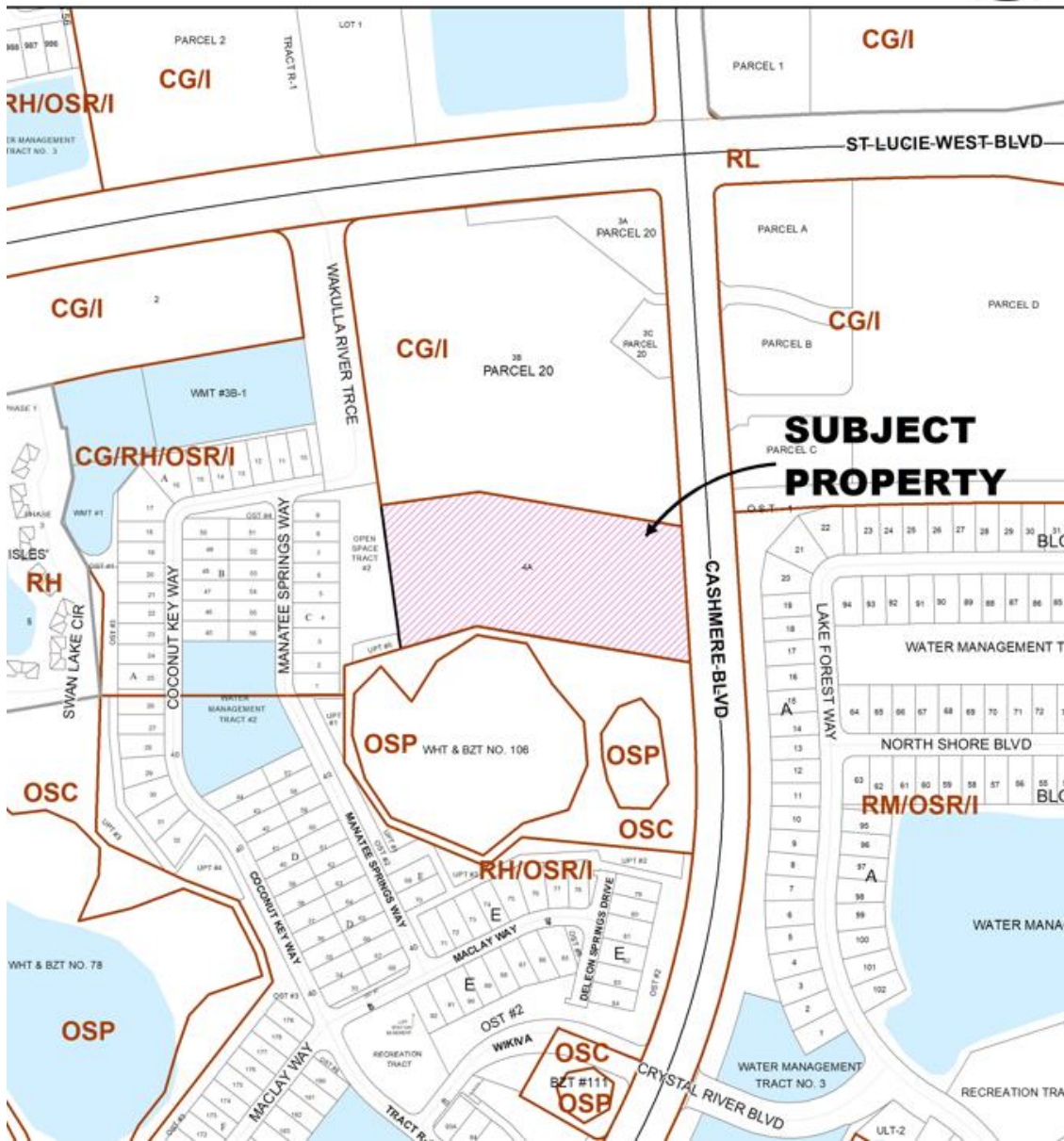
Parcel Number:	3323-925-0003-000-2
Property Size:	4.72-acres
Legal Description:	Lot 4A, St. Lucie West Plat No. 122 (PB 38 PG 19 & 19A-a9B
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant
Proposed Use:	Office/Retail

**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	CG	CG	Shopping Center
South	OSC	GU	Open Space
East	CG	PUD	Lake Forest Residential Subdivision
West	CG	PUD	Lake Forest Residential Subdivision

CG (General Commercial), PUD (Planned Unit Development), GU (General Use), OSC (Conservation Open Space)

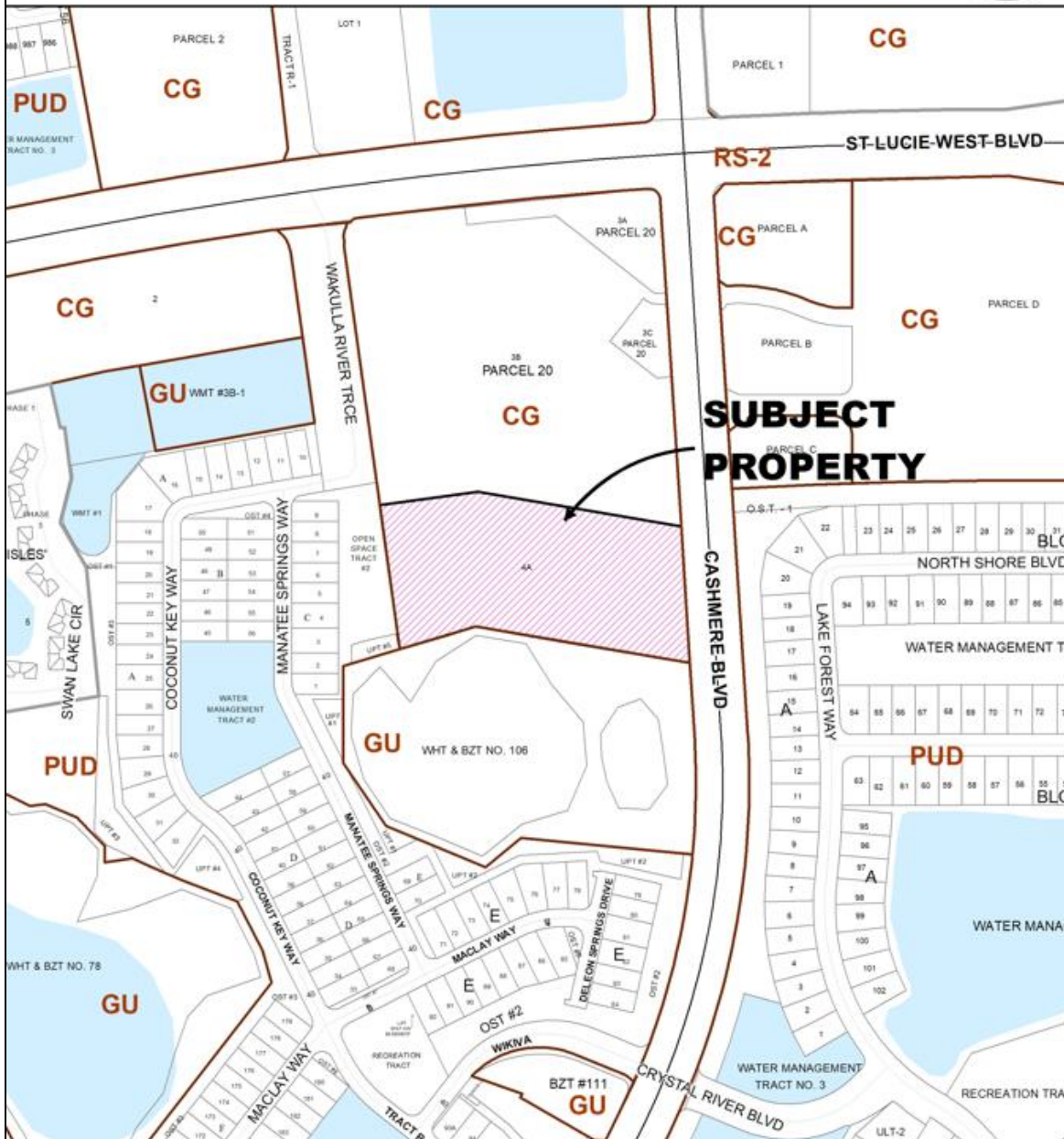
# FUTURE LAND USE



Future Land Use Map



# EXISTING ZONING



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><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed uses of office and retail uses are consistent with the General Commercial zoning designation.
<b>DUMPSTER ENCLOSURE</b>	The site plan depicts two 12'X24' dumpster enclosures for general and recyclable refuse.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Architectural elevations shall be approved by the St. Lucie West Commercial Association.
<b>PARKING REQUIREMENTS</b>	The development is required to provide 223 parking spaces including 8 accessible parking spaces. The site plan depicts provides for 244 parking spaces and 8 handicapped accessible parking spaces.
<b>BUILDING HEIGHT</b>	Maximum building height allowed is 35 feet, the maximum height of proposed shall not exceed 35 feet.
<b>SETBACKS</b>	Proposed office and retail buildings meet the setback requirements under the General Commercial zoning designation.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West Development of Regional Impact regarding 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 will be the provider of utilities for the proposed project.
<b>TRANSPORTATION</b>	A traffic impact analysis was submitted and approved by the Public Works Department. The project will generate 97 average daily trips and 112 p.m. peak hour trips per the ITE Trip Generation, 10 <sup>th</sup> Edition. Per the St. Lucie West DRI development order, all required roadway improvements have been completed.
<b>PARKS AND OPEN SPACE</b>	Not applicable to non-residential development.
<b>STORMWATER</b>	The project includes a paving and drainage plan that complies 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.

**Tree Protection:** There is 1.6 acres of native upland vegetation documented and proposed for mitigation in accordance with Chapter 157 of the Code of Ordinances. The applicant will contribute to the Conservation Trust Fund in lieu of providing habitat preservation on site. The required upland preservation would be 0.40 acres, which is 25% of the native vegetation and the required mitigation is 0.60 acres.

**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.

**STAFF RECOMMENDATION**

The Site Plan Review Committee reviewed the request at their meeting of December 8, 2021, and recommended approval. 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 and recommends approval.