



Starbucks Cashmere

Special Exception Use
Project No. P23-188

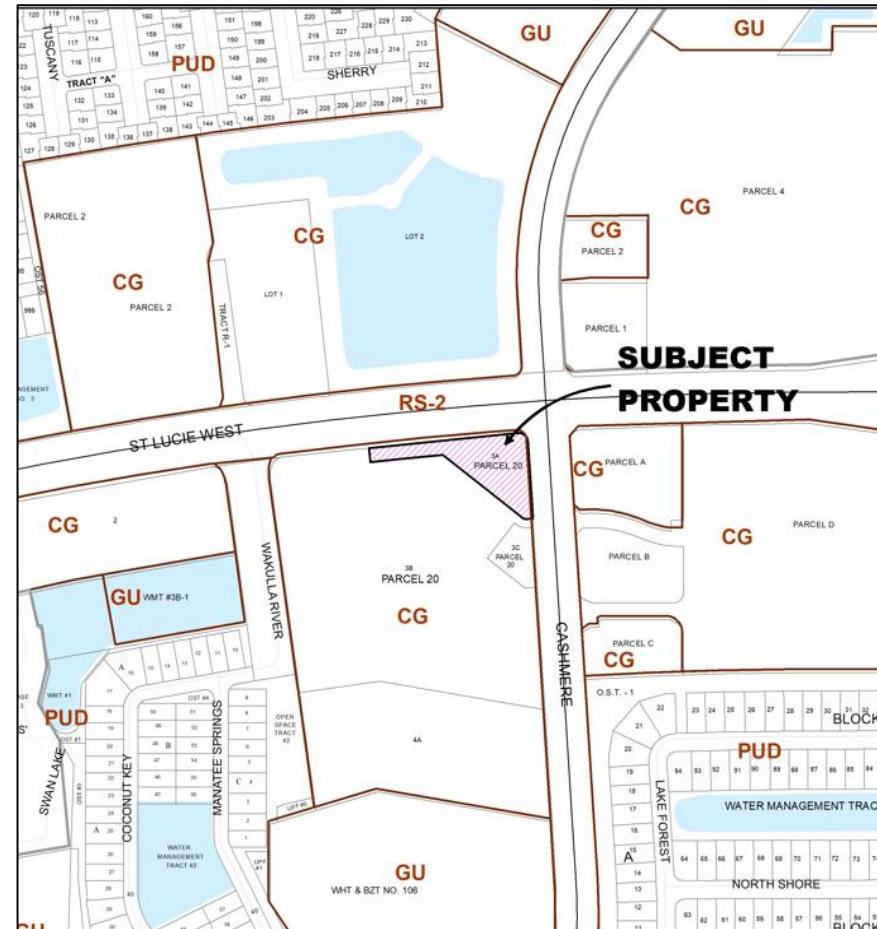
Planning and Zoning Board Meeting
Bethany Grubbs, Planner III
April 2, 2024

Request Summary

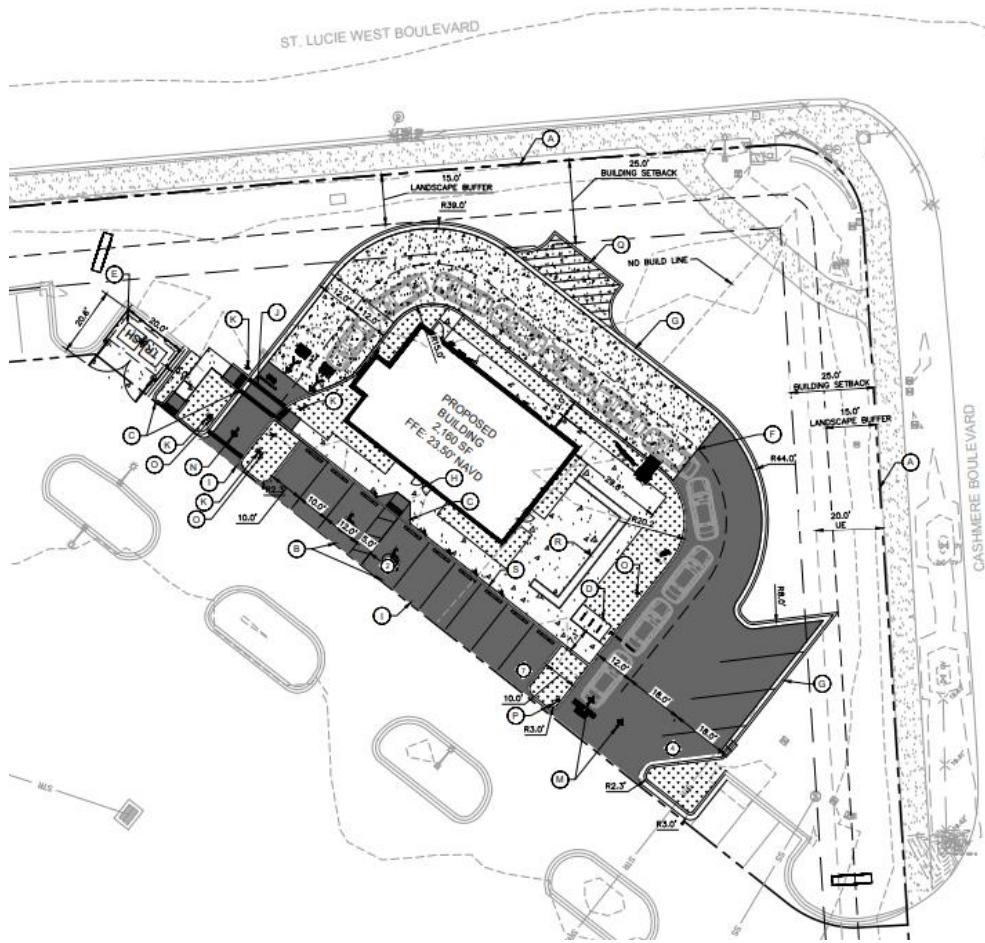
- Owner/Applicant: Equity One (Florida Portfolio), LLC
- Location: Southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard
- Request: Approval of a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Code of Ordinances.

Surrounding Areas

| Direction | Existing Use | Future Land Use | Zoning |
|-----------|--------------|-----------------|--|
| 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 |



Conceptual Plan



Elevations



1 SOUTH WEST ELEVATION - ENTRANCE

SCALE: 1'0" x 1'0"



2 NORTH EAST - BOH

SCALE: 1'0" x 1'0"



3 NORTH WEST ELEVATION - BOH

SCALE: 1'0" x 1'0"



4 SOUTH EAST ELEVATION - PATIO

SCALE: 1'0" x 1'0"

10.0. Architectural Elements DEVELOPMENT STANDARDS

10.0. ARCHITECTURAL ELEMENTS

These architectural elements are intended to promote building articulation and good building and site design. The City's architectural standards do not require the implementation of a particular architectural style. Instead, the design should reflect the design of buildings with a coastal landscape identity based on features of the Florida Vernacular style.

10.0.1. Architectural Elements Required: Table 10-1, below, indicates the number of architectural elements required to be applied to the elevations and/or site based on the future land use of the subject parcel. Use the required number of architectural elements on the elevation drawings. Refer to Section 2.2 for other information required on the elevation drawings.

Table 10-1: Architectural Elements Required

Future Land Use Designation Required Architectural Elements

CL, CL, CH, HCL, L, LMD, OR 3 plus 1 additional element if parking is located in front of building.

CL, LI, HI, PP 3 plus 1 additional element if parking is located in front of building.

BL, RM, RH, RGC 4 plus 1 additional element if parking is located in front of building.

1. Standing seam metal roof and green vegetated roof for 75% of roof area.
2. Horizontal banding or recessed panels.
3. Horizontal banding or recessed panels with historical green tile pattern between 18' and 32' in height.
4. Horizontal banding or recessed panels with historical green tile pattern between 18' and 32' in height.
5. Tower / Clock Tower / Bell Tower - Jack 3.5' height (width).
6. Stacked stone columns.
7. Side-winder Pillars - Staircases must be proportionate to the size and shape of windows so that they appear as functioning.
8. Stacked pavers roof with an overhang that is at least 3 feet.
9. Roofs with a slope greater than 1.5 the height of the columns.
10. Stacked pavers.
11. Wood-style railing or beach-style railing.
12. Stacked pavers.
13. Cupola (either on roof domes),
14. Roofs under eaves (eaves) / eaves (eaves) with soffit.
15. Home / Condominium / Walk-around (WAL) - 6'.
16. Home / Condominium / Walk-around (WAL) - 6'.
17. Home / Condominium / Walk-around (WAL) - 6'.
18. Home / Condominium / Walk-around (WAL) - 6'.
19. Arched windows, porch, portico or walk openings.
20. Expression lines that cover at least 20% of one side of a building face area (1/2" wide decorative lines).
21. Stacked pavers (one front and at least one side).
22. Metal roofs (one front and at least one side).
23. Stacked pavers (one front and at least one side).
24. Metal roofs (one front and at least one side).
25. Displays (one front and at least one side).
26. Displays (one front and at least one side).
27. Green vegetated walls (covering at least 20% of the building face area of the east and west walls).
28. LEED Certified building.



Compatibility Analysis

This SEU is consistent with the direction and policies of the Commercial Development Review for Traffic Generation, Stacking and Circulation.

- A queueing analysis of three Starbucks restaurants located within a 10-mile radius of the proposed location was provided, which indicates a maximum queue length of eleven (11) vehicles is needed.
- No significant traffic impact is proposed based on the conceptual site plan and drive-through queueing analysis submitted.

| Evaluation of SEU CRITERIA (Section 158.260) | FINDINGS |
|--|--|
| ADEQUATE INGRESS AND EGRESS (§ 158.260 (A)) | Adequate ingress and egress shall exist with regard to automotive and pedestrian safety by means of four compliant driveways, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow. |
| ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B)) | 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. There is an excess on the associated overall site plan which provides 447 parking space with 423 required; Therefore, the applicant has provided adequate parking within the proposed conceptual site plan. |
| ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C)) | Adequate utilities are available to service the proposed development. St. Lucie West Services District will provide utility services to the site. Adequate utilities are available to service the proposed development. |
| ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F)) | 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. |
| SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E)) | At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with the St. Lucie West Master Sign Program. |
| COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J)) | The site is in an area designated for commercial development and is consistent with the adjacent commercial uses. |

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval with conditions
- Make a motion to recommend denial
- Make a motion to table