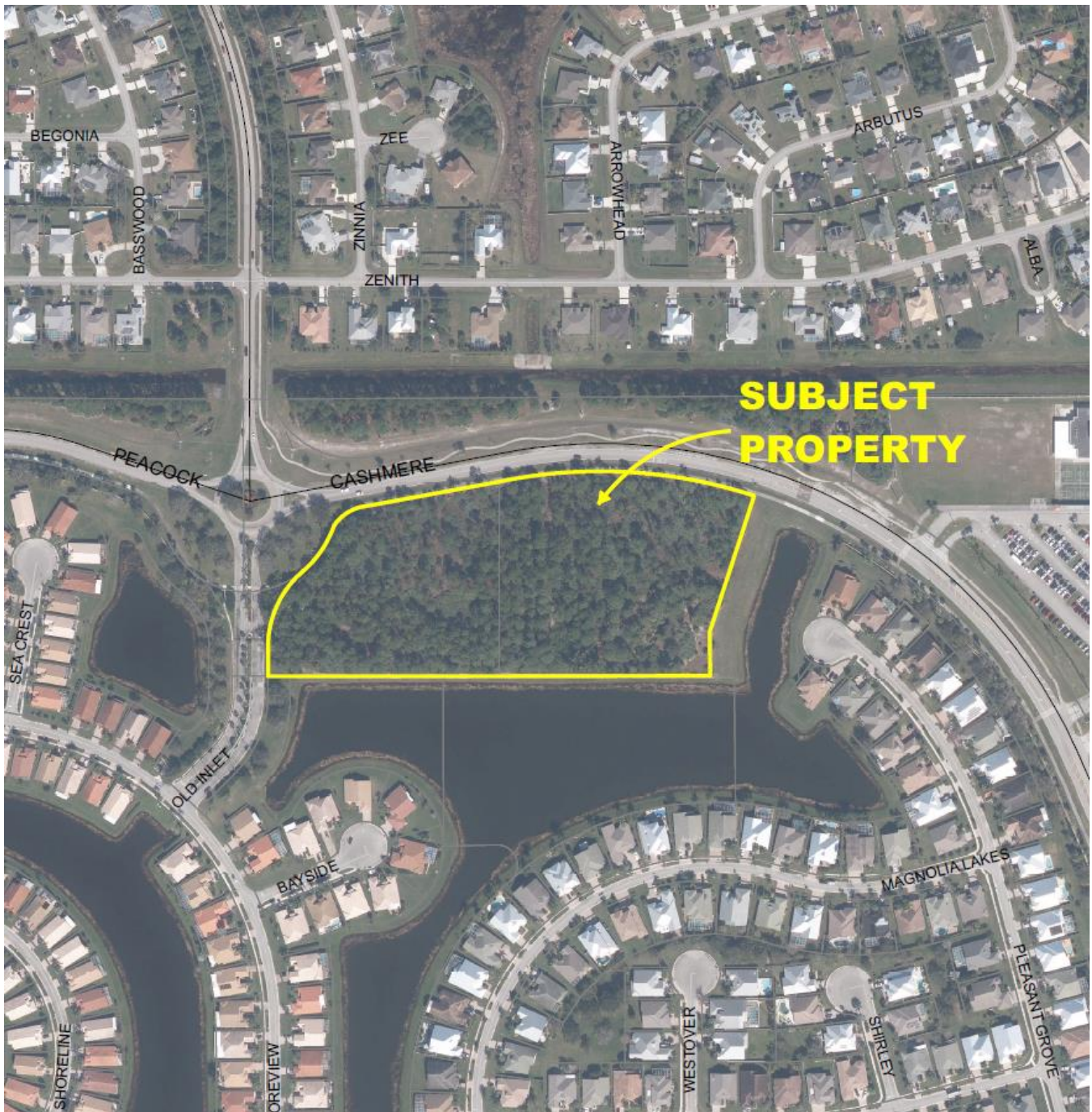


Cashmere Townhomes
Planned Unit Development Amendment No. 1
P25-099



Project Location Map

SUMMARY

Applicant's Request:	An application for the 1 st Amendment to the Cashmere Townhomes Planned Unit Development (PUD) to revise development regulations.
Agent(s):	Cotleur & Hearing
Applicant/ Property Owner:	HD Canopy Walk, LLC.
Location:	Southeast corner of Cashmere Boulevard and Old Inlet Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from Cotleur & Hearing, acting as the agent for PSL Land Investments, LLC, owner, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for Cashmere Townhomes. The proposed application includes the following:

- 1) Adding model home and temporary sales center as permitted uses;
- 2) Changing the maximum building height from 30 feet to 35 feet;
- 3) Changing the side yard setback for lots facing a street from 20 to 10 feet, with the exception of Lot 72, which will have a side yard setback of 9 feet.
- 4) Changing the rear yard setback from 15 to 10 feet;
- 5) Exempting the pool cabana from parking requirements; and
- 6) Updating the concept plan (Exhibit 9) to show the proposed layout of the buildings and the proposed recreation areas.

A list of the proposed changes are included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Cashmere Townhomes PUD was first approved in 2022 (P21-024) per Ordinance 22-73. The Future land use for the project is RM (Medium Density Residential). The PUD includes 72 townhome lots and private roadways.

Related Projects

P25-065 Canopy Walk Plat (under review)

P25-066 Canopy Walk Townhomes Site Plan (under review)

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on July 9, 2025.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

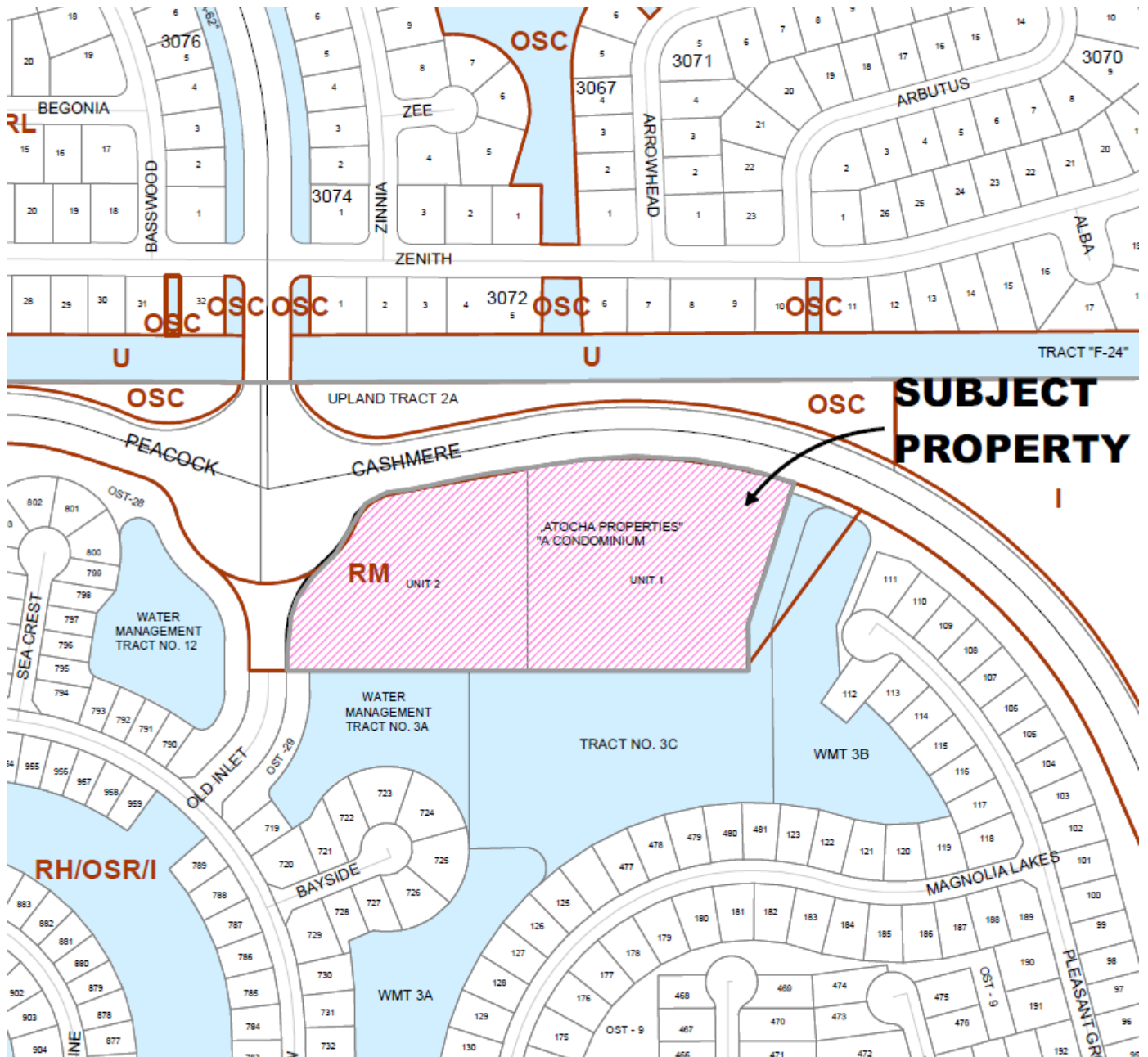
Location and Site Information

Property Size:	9.09 acres
Legal Description:	A parcel of land being a portion of St. Lucie West Plat No. 178
Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

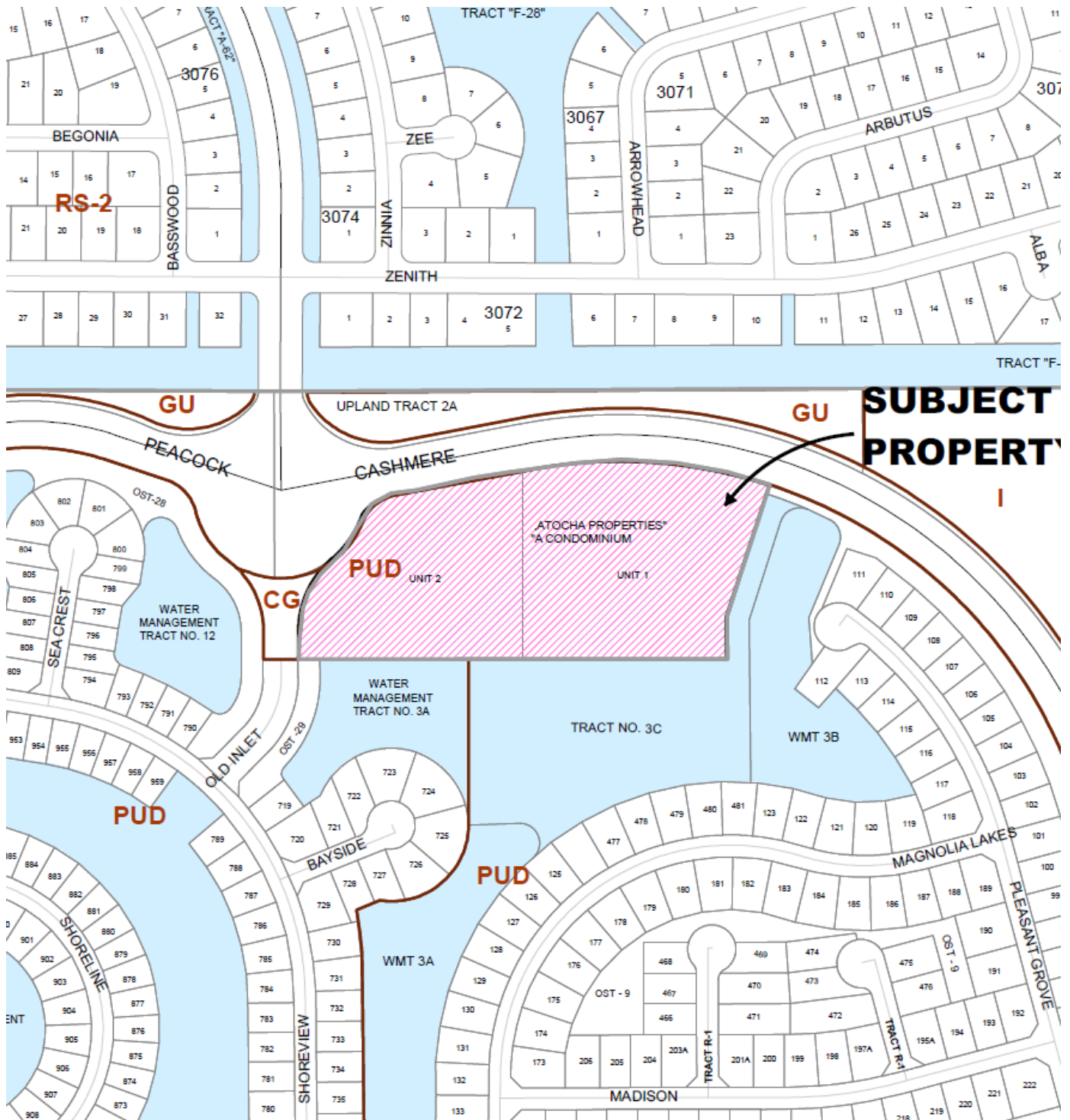
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

RL- Low Density Residential, RS-2- Single Family Residential, RH/OSR/I- High Density Residential/Open Space Recreation/Institutional, PUD- Planned Unit Development.



Future Land Use



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RM (Medium Density Residential) allows a maximum density of 11 dwelling units per acre. The projected density for Cashmere Townhomes is 7.92 dwelling units per acre on 9.09 acres with a maximum of 72 dwelling units. The number of dwelling units is not proposed to change with this PUD amendment.

The proposed change to add the model home and temporary sales center within the proposed cabana building is to provide these temporary on-site uses during the sales period of the townhomes.

The proposed increase to the building height from the existing 30 feet to a maximum of 35 feet is consistent with the residential zoning districts in the City Code.

The proposed changes to the setbacks are to provide the ability for a different layout and new design of the townhome buildings. Lot 72 is proposed to have a different side setback of 9 feet instead of 10 feet due to the shape of the lot.

The concept plan proposal includes updated layout and typical of the buildings and to show the addition of a cabana building and pool area.

Traffic Analysis

This application and Traffic Statement prepared by Kimley-Horn and Associates, Inc. dated April 8, 2022, was reviewed by the Public Works Department and 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. The property is located within the St. Lucie West Development of Regional Impact and the transportation improvements required by the DRI development order have been completed. The proposed amendment will not change the number of traffic trips generated by the project.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the July 9, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

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

Please note: 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.