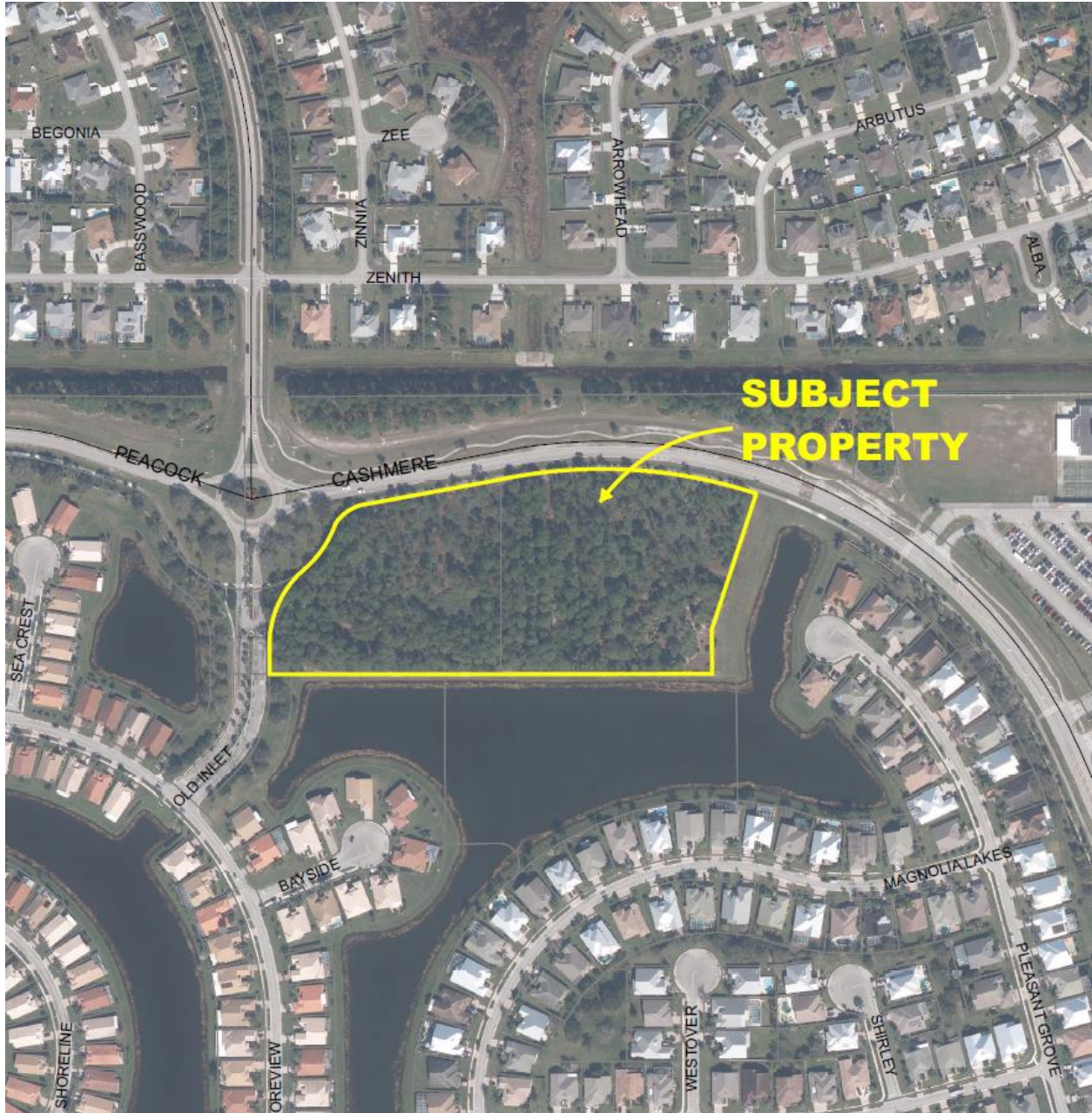




**Canopy Walk
Major Site Plan Application
P25-066**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan for an approximately 9-acre residential development proposing 72 townhome units within 10 buildings.
Applicant:	Cotleur & Hearing
Property Owner:	HD Canopy Walk, LLC.
Location:	The property is located in the southeast corner of Cashmere Boulevard and Old Inlet Drive.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a residential development within the Cashmere Townhomes PUD. The Future Land Use designation is Medium Residential (RM). The Comprehensive Plan allows multifamily use in this land use designation. The PUD was approved for 72 units.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed major site plan at the November 12, 2025, Site Plan Review Committee meeting.

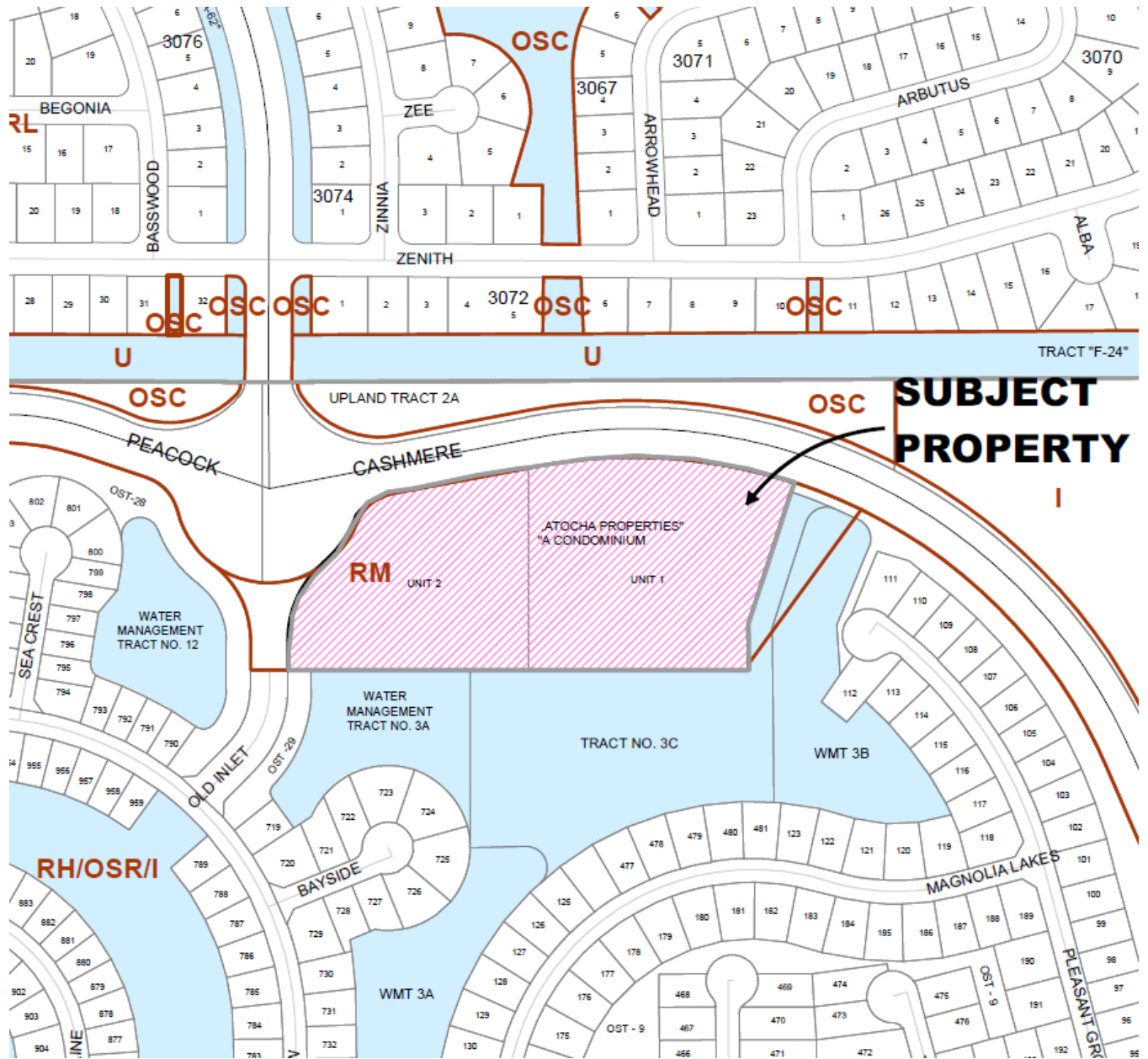
Location and Site Information

Parcel Number:	341957600020000 & 341957600010002
Property Size:	9.09 acres.
Legal Description:	A parcel of land being a portion of St. Lucie West Plat No. 178.
Future Land Use:	RM – Medium Density Residential
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

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.



Land Use Map

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of the property is multifamily townhomes which is a permitted use in the PUD.
DUMPSTER ENCLOSURE	The site plan does not require a dumpster enclosure as it will have road side pickup.
ARCHITECTURAL DESIGN STANDARDS	The project has been reviewed and found in compliance with the Citywide Design Standards per the PUD.
STACKING REQUIREMENTS	N/A
BUILDING HEIGHT	The proposed height of the buildings is 33' 4". The maximum height allowed per Cashmere Townhome PUD is 35 feet.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the PUD.
PARKING	The Cashmere Townhome PUD required 2 exterior parking spaces per unit and 1 guest space per every 5 units. Each unit is providing the two exterior spaces in the double driveways and there are 14 on-street guest parking spaces provided.

NATURAL RESOURCE PROTECTION

The property consists of high quality native upland habitat, pine flatwoods. No wetlands are present on the property. The upland mitigation fee charged per acre as per Section 157.06 is required in the amount of 3.41 acres and will be collected prior to clearing of the property.

CONCURRENCY REVIEW (CHAPTER 160)

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

<i>Sanitary Sewer and Potable Water Facilities</i>	St Lucie West Service District is the provider. The development will comply with all applicable ordinances and policies of the St Lucie West Service District.
<i>Transportation</i>	The Public Works Department indicates that this project will generate 489 daily and 39 PM peak hour vehicle trips on the road adjacent to the project. Widening of Cashmere Boulevard in the area of the site entrance will be required by the developer in order to add a left lane into the site. This project should not have an adverse effect on transportation level of service for the adjacent roadways. Roadway levels of service and traffic conditions within St. Lucie West are monitored through the St. Lucie West Development of Regional Impact (DRI). Per DRI requirements no further ROW improvements are triggered by this development.

<i>Parks and Recreation Facilities</i>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. There is adequate parklands available to meet the required level of service.
<i>Stormwater Management Facilities</i>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Developments of Regional Impact, as defined in Section 380.06, Florida Statutes, that received development orders prior to July 1, 2005, or had filed applications for development approval prior to May 1, 2005, are exempt. The St. Lucie West DRI is exempt.

OTHER

Fire District: The access locations (external and internal) have 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.

Related Projects

- P25-099 Cashmere Townhome PUD
- P25-065 SLW-Canopy Walk Preliminary and Final Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed site plan at the November 12, 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 City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval.