



Canopy Walk
Major Site Plan Application
P25-066
City Council Meeting
April 27, 2026

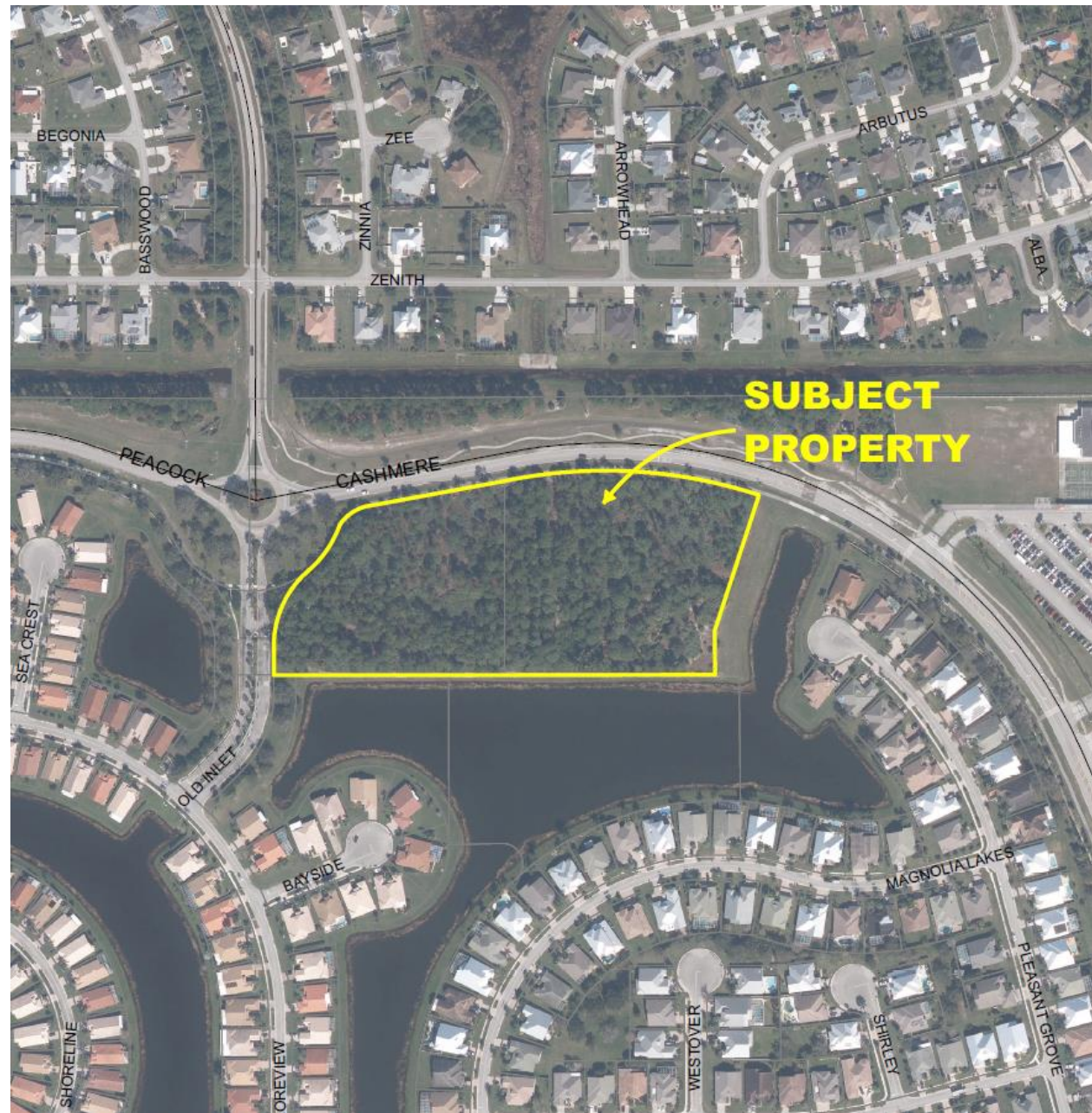
Request Summary

Applicant's Request:	A request for approval of a major site plan for an approximately 9-acre residential development proposing proposing 72 lots with 72 units within 10 townhome buildings.
Agent:	Colteur & Hearing
Property Owner:	HD Canopy Walk, LLC
Location:	The property is located in the southeast corner of Cashmere Boulevard and Old Inlet Drive.

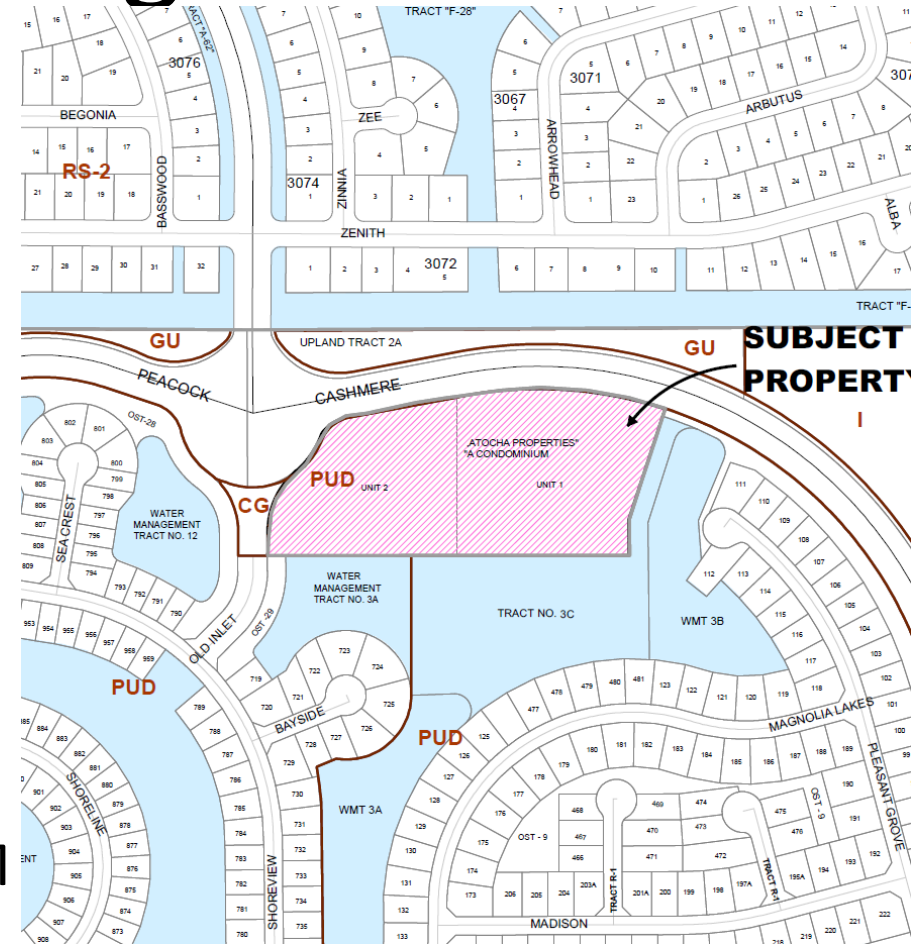
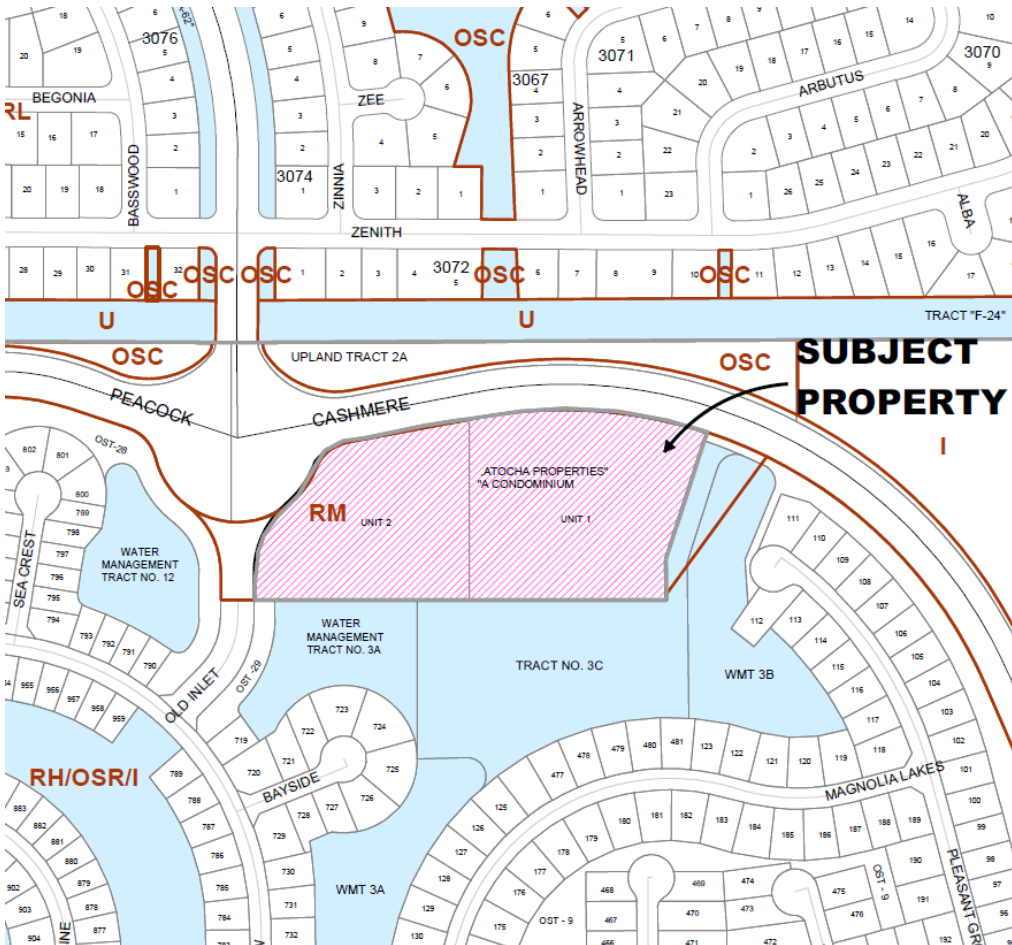
Proposed Project

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.

Location



Land Use and Zoning



- Future Land Use: RM
- Zoning: PUD
- Existing Use: Vacant land

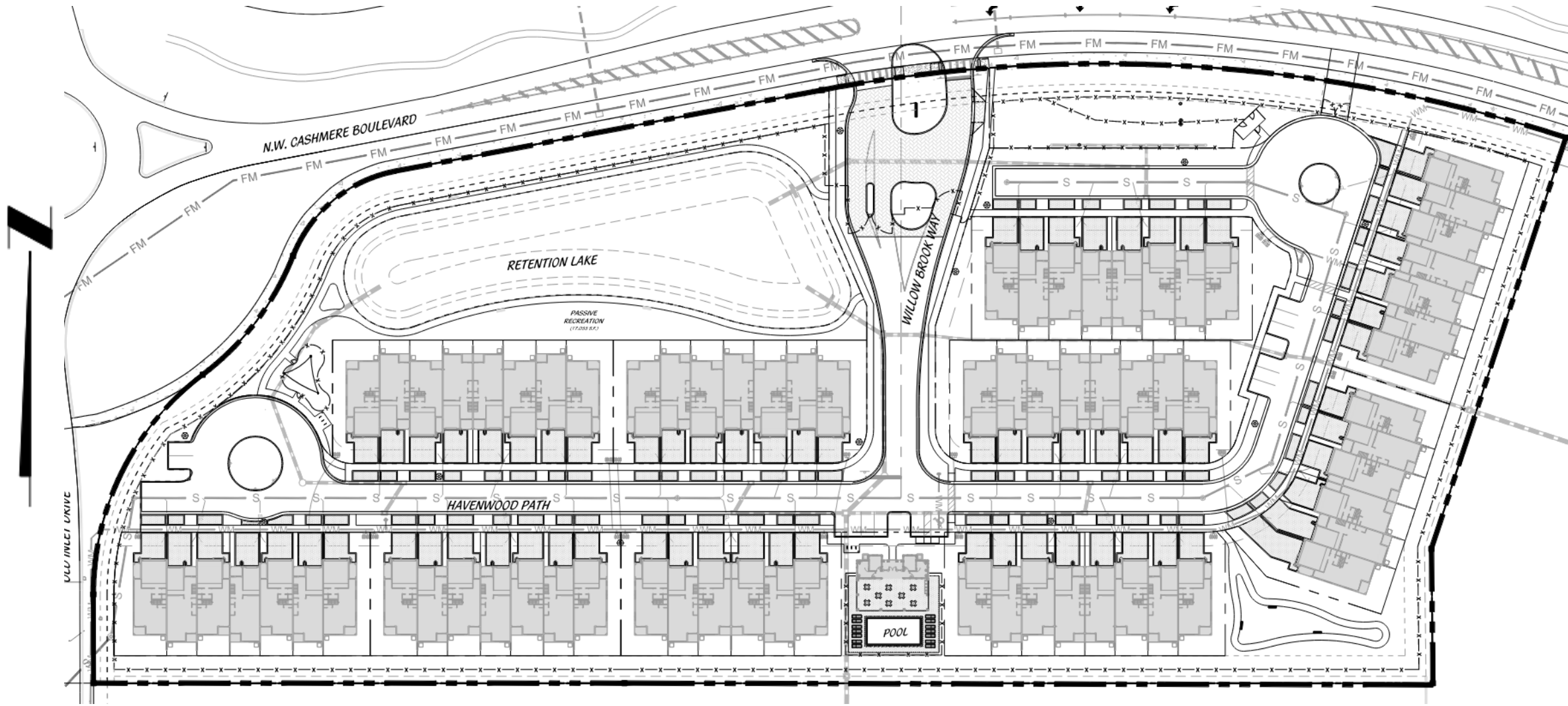
Zoning Review

- The proposed site consists of 10 Townhome buildings totaling 72 residential dwelling units. The Townhome use is permitted as per the PUD
- The Cashmere Townhome PUD allows for a maximum building height of 35 feet. The proposed building height is 33' 4".
- The building setback lines depicted on the site plan conform to the requirements of Cashmere Townhomes PUD Requirements.
- 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.

Concurrency Review

- The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities.
- 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.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
- Roadway levels of service and traffic conditions within St. Lucie West are monitored through the St. Lucie West Development of Regional Impact (DRI).

Proposed Site Plan



Elevations



6-Unit

Elevations



7-Unit

Elevations



8-Unit

Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the November 12, 2025, Site Plan Review Committee meeting.
- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and Land Development Regulations and recommends approval.