

## MEMORANDUM

TO: Daniel Robinson, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Marc Fils-Aime, Project Coordinator

DATE: March 25, 2026

SUBJECT: P25-066 SLW - Canopy Walk Townhomes  
Traffic Generation & Circulation Approval

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This application and Traffic Statement provided by Cotleur & Hearing dated March 24, 2026 has been 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, Public Works Policy 19-01pwd and the SLW DRI.

The traffic statement provided indicates that the entitlements available within the St. Lucie West DRI are sufficient for the required entitlements for the proposed 72 townhome units. The proposed project is anticipated to generate 498 Average Daily, 32 AM Peak Hour and 39 PM Peak Hour driveway trips per the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition. Widening of Cashmere Boulevard in the area of the site entrance will be required by the developer in order to add a left turn lane into the site.