



PLANNING AND ZONING BOARD STAFF REPORT
January 6, 2026, Meeting

**Sandpiper Bay Resort PUD Amendment No. 2
Planned Unit Development Amendment
P25-158**



Project Location Map

SUMMARY

Applicant's Request:	An application for the 2 nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.
Agent(s):	KEITH and MPLD Consulting
Applicant/ Property Owner:	Altitude Prop. Co., LLC
Location:	3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The city has received a request for the second amendment to the Sandpiper Bay Resort Planned Unit Development (PUD), submitted by Altitude Prop. Co., LLC, the property owner, and represented by KEITH and MPLD Consulting. The subject property is located at 3500 SE Morningside Boulevard and consists of approximately 219.87 acres. The property currently includes five Future Land Use designations: Commercial General / Institutional (CG/I), Commercial Limited (CL), Residential Low (RL), Open Space Recreation (OSR), and Open Space Preservation (OSP). The site maintains a single zoning designation of Planned Unit Development (PUD). As part of this request, the applicant has submitted a concurrent Future Land Use Amendment to change the CL designation (21.8 acres), the RL designation (0.4 acres), and a portion of the OSR designation (6.4 acres) to CG/I, resulting in a total of 28.6 acres under the Commercial General / Institutional category.

The Sandpiper Bay PUD was first approved in 2010 (P09-047) at which time the hotel and golf course were rezoned under the master PUD from CG and OSR to PUD. In 2024, the city approved the 1st amendment to the PUD (P24-111) to ensure compatibility with the existing operational use of the property.

The property is developed as a resort with extensive recreational amenities, including a golf course (now inactive), sports courts and fields, watersport facilities, fitness center, spa, marina, conference space, and other accessory structures. The northern parcel remains as privately owned open space following the cessation of golf course operations.

The primary objective of this amendment is to support the school's expansion, allowing for enhanced sports offerings, and ensure land use compatibility with the resort's operational need while facilitating the resort's revitalization under a new operator.

The proposed PUD amendment represents the second modification to the Sandpiper Bay Resort PUD (formerly Club Med Sandpiper) and includes the following key changes:

1. Revising the Concept Plan to reflect expanded sports courts and fields
2. Updating ownership information and regulatory documents
3. Amending permitted uses consistent with the removal of the Commercial Limited Future Land Use designation
4. Adding additional buffering requirements to ensure compatibility with surrounding uses
5. Miscellaneous clean-up revisions for clarity and consistency

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

Public Outreach

The applicant held two public outreach meetings with neighboring residents, both attended by City staff. The first, tied to the prior land use change, took place on September 16, 2024, at the Saints Golf Course. As the project evolved, a second meeting was held on February 10, 2025, on-site at the property, where the applicant presented the proposed amendment and addressed resident questions. City staff provided the applicant with the adjacent property mailer list for residents within 750 feet. The applicant has continued to communicate with stakeholders keeping them apprised of the applications and meeting with them upon request. The City also sent an additional courtesy notice to abutters to ensure everyone has been noticed.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the January 6, 2026, Planning & Zoning Board meeting.

Location and Site Information

Parcel ID No(s).	4423-210-0001-000-3, 4414-133-0002-000-6
Property Size:	219.87 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Existing Future Land Use:	Commercial Limited (CL), Residential Low (RL), Commercial General/Institutional (CG/I) - <i>pending for 28.6 acres</i> , Open Space Recreation (OSR), and Open Space Preservation (OSP)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Resort with amenities and a school campus with programs focused on training in sports

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM & N/A	RM-11 & N/A	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences

RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential, RS-2- Residential, Single-Family, RS-3-Residential, Single-Family



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment aligns with the associated Future Land Use Amendment for 28.6 acres identified on the PUD Concept Plan. This amendment changes the existing Commercial Limited (CL), Residential Low (RL), and a portion of Open Space Recreation (OSR) designations to Commercial General/Institutional (CG/I). This change is consistent with the City's Comprehensive Plan policies. Policy 1.1.4.2 states that the Commercial General (CG) land use accommodates hotels and resort uses, while Policy 1.1.4.4 provides that the Institutional (I) land use is intended for public and private institutional sites, including schools and their accessory uses. These policies support the proposed amendment.

Transportation

A traffic impact statement was prepared by Simmons & White and is attached as Exhibit "B. It was reviewed by staff as well as the City's third-party traffic consultant. The Public Works traffic memo is attached.

Environmental

The site has previously been developed and there are no existing uplands on site. There is approximately three acres of wetlands with the Open Space Preservation (OSP) land use classification on the southeastern boundary of the site which is located on the North Fork of the St. Lucie River.

STAFF RECOMMENDATION

This application underwent expedited review with the Planning and Zoning, Building, Public Works, and Utility Systems Departments prior to scheduling for the Planning and Zoning Board. The Planning and Zoning Department 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 with the following condition of approval:

1. The applicant will enter into a Revocable Encroachment Agreement prior to site plan approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council with the condition as recommended by staff
- Motion to recommend approval to the City Council
- 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.