

ORDINANCE 24-79

ORDINANCE 24-79, QUASI-JUDICIAL, PUBLIC HEARING, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 1ST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL PLAN FOR THE SANDPIPER BAY PUD FOR PROPERTY LOCATED AT 3500 SE MORNINGSIDE BOULEVARD, GENERALLY LOCATED NORTH OF THE NORTH FORK OF THE ST. LUCIE RIVER, SOUTH OF SE WESTMORELAND BOULEVARD, EAST OF SE MORNINGSIDE BOULEVARD, AT THE WESTERN TERMINUS OF SE PINE VALLEY STREET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P24-111).

WHEREAS, Store Capital Acquisitions, LLC, applicant, seeks to amend the Club Med Sandpiper Planned Unit Development (PUD) Document and Concept Plan (P24-111) located east of the North Fork of the St. Lucie Rive, south of SE Westmoreland Boulevard, east of SE Morningside Boulevard, at the western terminus of SE Pine Valley Street; and

WHEREAS, by Ordinance #10-22, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Club Med Sandpiper PUD (P09-047), a development located in a Planned Unit Development Zoning District, and

WHEREAS, the Applicant seeks to amend the Club Med Sandpiper PUD document and concept plan to:

1. Add school (public, private or parochial, kindergarten (including VPK) and grades 1 through 12) as a permitted use.
2. Add dormitories as a permitted use.
3. Add accessory food service structures as a permitted use.
4. Amend the concept plan to reflect the private school and soccer fields.
5. Delete language pertaining to architectural design. All future buildings and renovations shall adhere to the citywide design standards.

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6. Update property ownership and the regulation documents.
7. Change the name of the PUD.

WHEREAS, the proposed amendments to the Sandpiper Bay PUD Document and Concept Plan are attached as Exhibit “A” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 6, 2024, to consider the amendment to the Club Med Sandpiper PUD and Concept Plan, notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on December 2, 2024, to consider the amendment to the to the Club Med Sandpiper PUD and Concept Plan, advertising of the public hearing having been made; and

WHEREAS, after review of the recommendations of the City staff, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, finds that the proposed amendments to the PUD Document and Concept Plan are consistent with Article X of Chapter 158 of Title XV of the Port St. Lucie City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratifications of Recitals. The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters as set forth in the foregoing Ordinance.

Section 2. That the Club Med Sandpiper PUD Document and Concept Plan are amended as described in the Sandpiper Bay PUD Amendment No. 1 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Sandpiper Bay PUD Amendment No. 1 document shall be the internal PUD

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design standard for the subject property.

If any ordinances, or parts of ordinances, or if any sections or parts of sections of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____ 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney

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