

ORDINANCE 26-16

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL PLAN FOR THE SANDPIPER BAY RESORT PLANNED UNIT DEVELOPMENT 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, BETWEEN THE WESTERN TERMINUS OF SE PINE VALLEY STREET AND THE EASTERN TERMINUS OF SE MORNINGSIDE BOULEVARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P25-158)**

---

**WHEREAS**, Altitude Prop. Co., LLC, hereinafter referred to as the Applicant, seeks to amend the Sandpiper Bay Resort Planned Unit Development (PUD) Document and Conceptual Plan (P25-158) located east 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; and

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

**WHEREAS**, by Ordinance #24-79 , the City of Port St. Lucie City Council approved the First Amendment to the Planned Unit Development Document and Conceptual Plan for the Sandpiper Bay Resort PUD (P24-111), a development located in a Planned Unit Development Zoning District, and

**WHEREAS**, the Applicant seeks to amend the Sandpiper Bay Resort PUD Document and Conceptual Plan to:

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

ORDINANCE 26-16

4. Adding additional buffering requirements to ensure compatibility with surrounding uses
5. Miscellaneous clean-up revisions for clarity and consistency

**WHEREAS**, the proposed amendments to the Sandpiper Bay PUD Document and Conceptual 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 January 20, 2026, to consider the amendment to the Club Med Sandpiper PUD Document and Conceptual 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 January 26, 2026, to consider the amendment to the to the Club Med Sandpiper PUD Document and Conceptual 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 Conceptual Plan are consistent with Article X of Chapter 158 of Title XV of the Port St. Lucie City Code subject to the condition of approval that the applicant will enter into a Revocable Encroachment Agreement prior to site plan approval.

**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. Authorization.** That the Sandpiper Bay Resort PUD Document and Conceptual Plan are amended as described in the Sandpiper Bay Resort PUD Amendment No. 2 document and

ORDINANCE 26-16

depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”. The Sandpiper Bay Resort PUD Amendment No. 2 document shall be the internal PUD design standard for the subject property.

**Section 3. Conflicts.** 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 4. 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 5. 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 \_\_\_\_\_ 2026.

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