



**Club Med Sandpiper Bay Resort
Major Site Plan Application
P13-056-A2**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a major site plan amendment to construct a three- story school facility building with a roof deck, a one- story recreational building, and add several sports courts and fields for the school with two associated buildings and sheds. This will also add several structures existing and planned for the resort and school.
Applicant:	Keith Engineering
Property Owner:	Altitude Prop. Co. LLC
Location:	The property is located north of the Nort Fork of the St. Lucie River, south of SE Westmorland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard.
Address:	3500 SE Morningside Boulevard
Project Planner:	Daniel Robinson, Planner III

Project Description

This project is a 219.87 acre PUD that includes a resort, a school, and a marina. The request is to add several buildings, sport courts and sport fields. The property has Open Space Recreational and General Commercial/Institutional land use designations.

The second readings of the Sandpiper Bay Resort Comprehensive Plan Amendment (P25-157) and the Sandpiper Bay Resort PUD Amendment (P25-158) will be heard at the City Council meeting of February 9, 2026. The comprehensive plan amendment is 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 PUD 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.

This proposed site plan amendment is contingent on the approval of the Comprehensive Plan and PUD amendments.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed major site plan at the January 14, 2026, Site Plan Review Committee meeting.

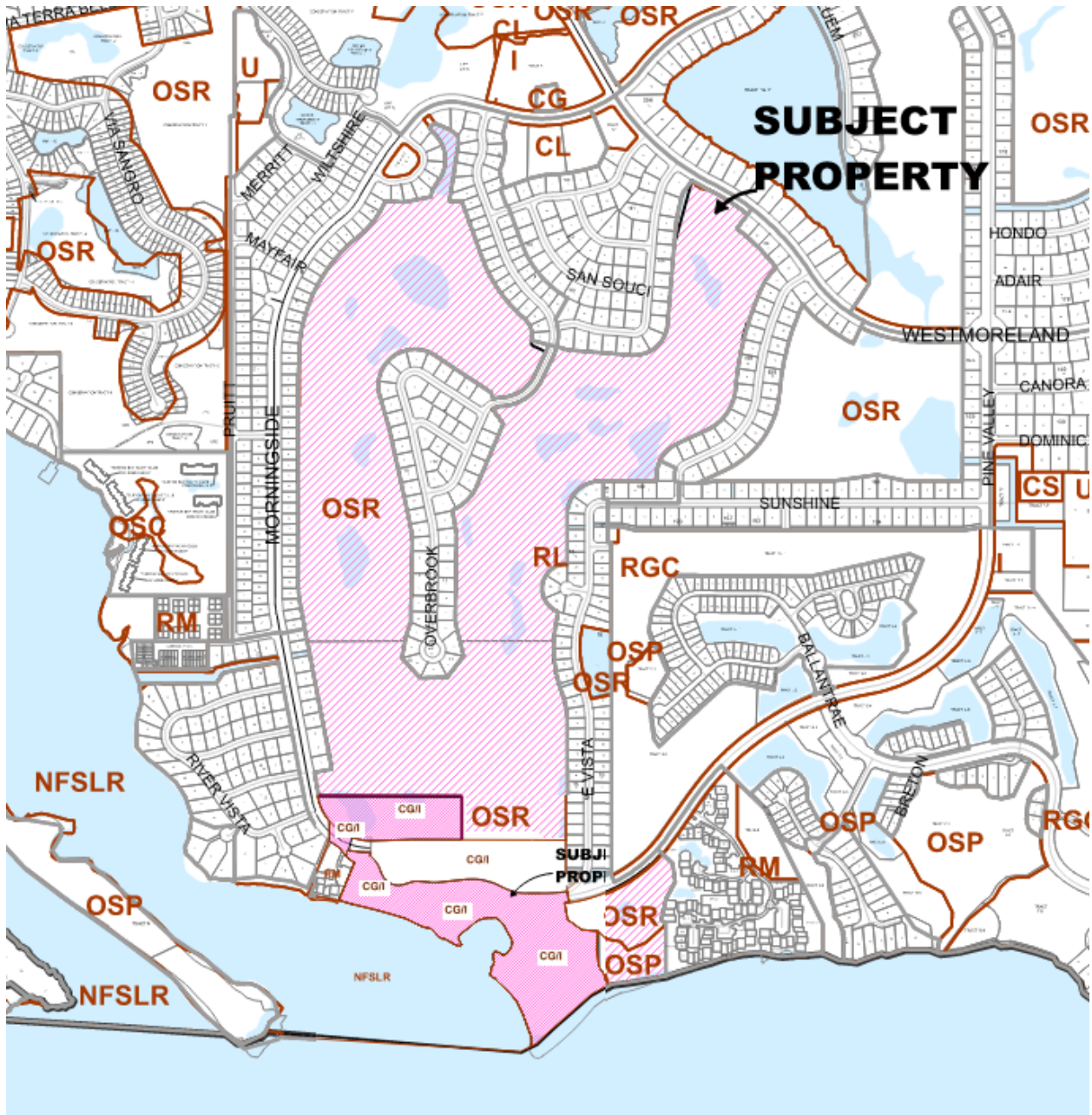
Location and Site Information

Parcel Number:	4423-210-0001-000-3 & 4414-133-0002-000-6
Property Size:	219.87 acres
Legal Description:	All of Parcels A & B of Section 14 and 23, Township 37 South, Range 40 East, St. Lucie County, Florida.
Future Land Use:	OSP & CG/I – Open Space Recreational and General commercial/Institutional
Existing Zoning:	PUD – Planned Unit Development
Existing Use:	Vacant land

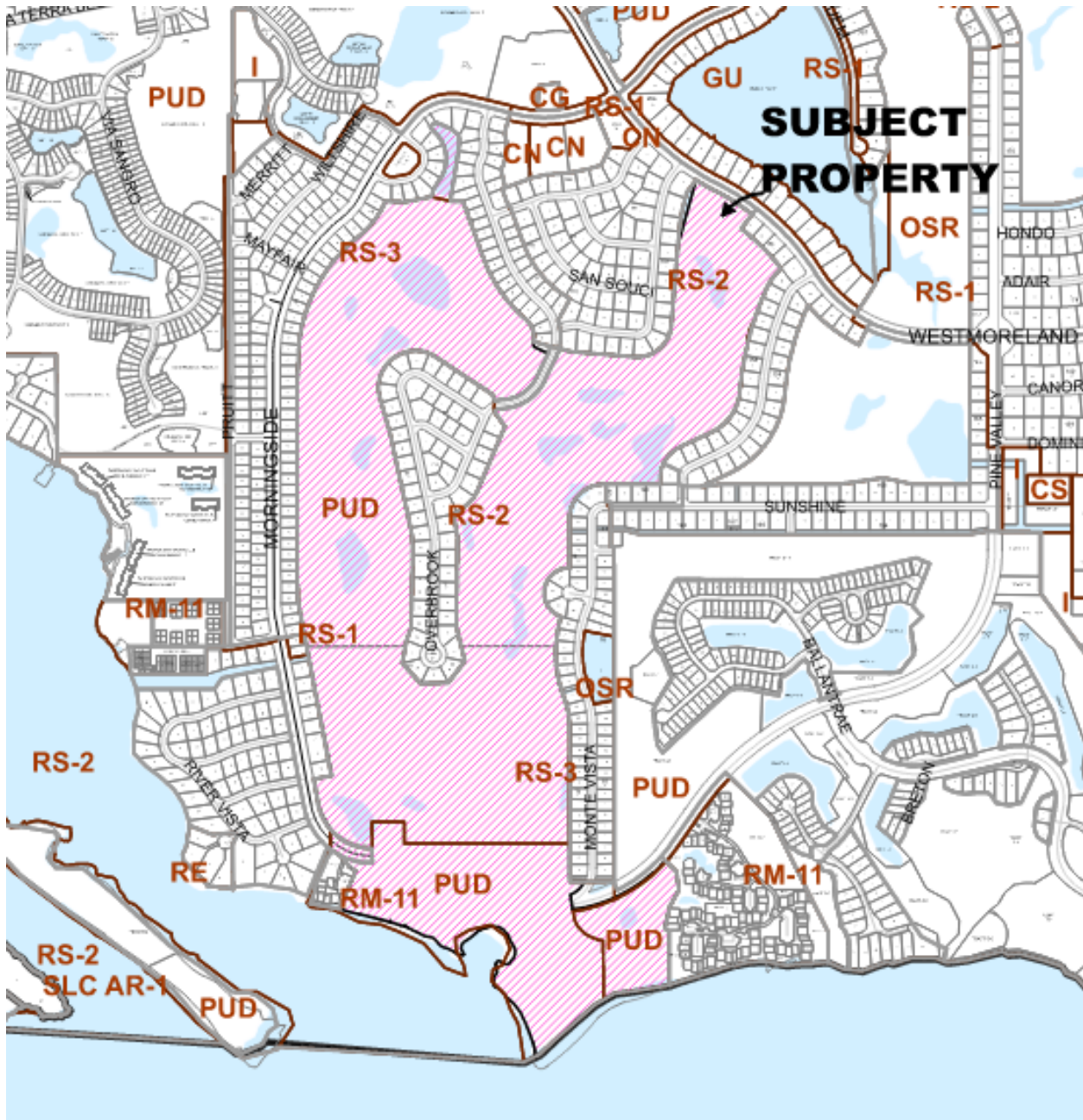
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
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
South	RM & N/A	RM-11 & N/A	Multi-Family Residences & North Fork of the St. Lucie River

RL (Low Density Residential) – RM (Medium Density Residential)



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and the Sandpiper Bay Resort PUD and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The proposed site consists of resort, school, and marina uses.
DUMPSTER ENCLOSURE	The site plan depicts the locations for existing waste management.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is not consistent with the Citywide Design Standard criteria and staff recommends a condition that all design standards are met.
STACKING REQUIREMENTS	The Public Works Department has reviewed the submitted traffic report and found the transportation element of the project to be in compliance with the adopted level of service.
BUILDING HEIGHT	The Sandpiper Bay Resort PUD permits a maximum 75 feet with the condition that any building over 25 feet in height shall increase the setback one foot for every foot over 25 feet. The maximum proposed height is 62 feet with a required setback of 62 feet.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of Sandpiper Bay Resort PUD Requirements. The maximum proposed building height is 62 feet with a required setback of 62 feet. The provided setback for that building is 191.7 feet.
PARKING	The parking ratios are set forth in the Sandpiper Bay Resort PUD amendment. The site plan shall reflect the parking ratios set by the PUD.

NATURAL RESOURCE PROTECTION

The property is currently cleared and developed. The site does not contain any native upland habitat. State jurisdictional wetlands are located within the southeast quadrant of the property along the waters edge. Preservation and mitigation requirements are to be addressed with the approval of the PUD.

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<i>Traffic Circulation</i>	<p>This application and Traffic Report prepared by Simmons & White dated January 6, 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, and Public Works Policy 19-01pwd.</p> <p>The existing site plan uses generate 1,030 Average Daily, 141 AM Peak Hour and 154 PM Peak Hour driveway trips per the Institute of Traffic Engineers Trip Generation Manual, 12th Edition. No additional mitigation for impacts is anticipated. The PUD amendment that was reviewed by City Council on January 26,</p>

	2026, provides conditions to address any stacking concerns if needed in the future.
<i>Parks and Recreation Facilities</i>	Not applicable to non-residential development.
<i>Stormwater Management Facilities</i>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Not applicable to non-residential development.

OTHER

Fire District: The access locations (external and internal) have been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The Public Art requirements will need to be met per Chapter 162.

Related Projects

P25-157 Sandpiper Bay Resort Comp Plan Amendment

P25-158 Sandpiper Bay Resort PUD

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed site plan at the January 14, 2026, Site Plan Review Committee meeting. The Planning and Zoning Department staff recommends approval with the following conditions.

1. The following site plan comments shall be addressed and satisfied:
 - a. The line work, layers, and labeling shall be clear on the site plan.
 - b. The parking ratios shall be updated to reflect what is approved in the PUD amendment.
 - c. All improvements that have received building permits shall be shown on the site plan.
 - d. All required details for lighting and any accessory structures proposed or existing shall be shown on the site plan.
 - e. Proposed buildings will be reviewed for compliance with the Citywide Design Standards.
2. The construction of the overflow parking area indicated on the PUD concept plan will require a site plan amendment with construction and landscape plans.