



LETTER OF JUSTIFICATION

Club Med / Sandpiper Comprehensive Plan Amendment
August 8, 2024

REQUEST

On behalf of the Petitioner, KEITH and MPLD Consulting are requesting approval of a small-scale Comprehensive Plan Amendment (the “Amendment”) for approximately 6.83 acres for a project to be known as Club Med / Sandpiper PUD (the “PUD”) to permit an institutional land use as well as those that may occur in the future. The subject property can be identified as Parcel # 4423-210-0001-000-3 (the “Parcel”). The petitioner wishes to obtain approval of modifying the City of Port St. Lucie’s current future land map to change a portion of the Parcel’s future land use designation from Commercial Limited (CL) to Commercial General / Institutional (GC/I).

SITE CHARACTERISTICS / PROPERTY LOCATION

The subject property is located at 3500 SE Morningside Boulevard in Port St. Lucie, Florida. The parcel consists of approximately 96.46 acres, of which 6.83 acres will be affected by the comprehensive plan amendment and is owned by Store Capital Acquisitions LLC. The subject parcel is comprised of three Future Land Use (FLU) designations of Preservation Open Space, Commercial Limited and Recreation Open Space. The subject property is comprised of two Zoning designations of PUD and Open Space Recreational.

JUSTIFICATION

The current future land use category, Commercial Limited (CL), does not permit any institutional uses. The petitioner wishes to modify a portion of the parcel’s current land use designation from Commercial Limited (CL) to Commercial General / Institutional (GC/I) to permit a private school. This land use would not have any major impact on the surrounding parcels, would not be conducive to more intense land uses when compared to Commercial Limited’s permitted commercial uses, and is compatible with surrounding future land uses. This request is consistent with Objective 1.1.4 in the Future Land Use Element of the City of Port St. Lucie’s Comprehensive Plan:

Objective 1.1.4 “Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities”

Developing Relationships Today, Building Tomorrow.

www.MPLDConsulting.com

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336



COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

Section 151.05 of the Port St. Lucie Land Development Code identifies the requirements for the proposal to amend the comprehensive plan map.

Environmental: An environmental assessment is not required as a part of this application as this site is already developed.

Market Study: A market study is not required as a part of this application as the future land use being modified is already commercial future land use.

Sewer / Water Service: St Lucie Water Services District (SLWSD) is the sewer / water service provider for the subject site and currently uses services provided from such district.

Parks / Open Space: This is an existing commercial development/private school which will not increase impacts to local parks and recreational areas.

Traffic: This is an existing commercial development. A traffic statement is included as part of this application, see Exhibit 3. As stated in this statement, there will be no significant increase in traffic impacts as part of this request.

Stormwater: The site is within the City of Port St. Lucie and the stormwater management system is permitted through South Florida Water Management District. The proposed comprehensive plan amendment is not expected to result in a significant increase in stormwater drainage. Refer to the drainage statement attached (Exhibit 4) for this requirement.

Solid Waste: FCC Environmental Services is the provider for solid waste removal for this area. The proposed comprehensive plan amendment is not expected to result in a significant increase in the demand for solid waste.

Public School Concurrency: The proposed development is for a private school use. No impact to public schools is expected by the comprehensive plan amendment.

Developing Relationships Today, Building Tomorrow.

www.MPLDConsulting.com

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336

DESCRIPTION OF SUBJECT AREA

The subject area (the “Land Use Area”) for the comprehensive plan amendment is the area currently zoned as “CL” on the future land use map within Parcel # 4423-210-0001-000-3. The land use area encompasses approximately 6.83 acres of the Parcel.

	Size in Square Feet	Size in Acres
Parcel “A”	4,181,760	96.46
Land Use Area “B”	297,735	6.83



Developing Relationships Today, Building Tomorrow.

www.MPLDConsulting.com

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the Parcel, please review Exhibit 6 for a map version of this information.

	FLU Designation	Zoning District	Existing Use
North	Residential Low (RL)	Single-Family Residential Zoning District (RS-2)	Single-Family Residential
South	North Fork St. Lucie River	North Fork St. Lucie River	North Fork St. Lucie River
East	Residential Low (RL) & Medium Density Residential (RM)	Single-Family Residential Zoning District (RS-3), Multiple Family Residential (RM-11)	Single-Family Residential, Multi-family Residential
West	Residential Low (RL) & Medium Density Residential (RM)	Single-Family Residential Zoning District (RS-1), Multiple Family Residential (RM-11)	Single-Family Residential, Multi-Family Residential

Developing Relationships Today, Building Tomorrow.

www.MPLDConsulting.com

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336

FUTURE LAND USE COMPARISON CHART

	Commercial Limited	Commercial General / Institutional (CG/I)
General Character & Uses	Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code	<p>Commercial General: Accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.</p> <p>Commercial Institutional: Accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.</p>
Density	N/A	N/A
Max Land Coverage	40%	CG: 40% I: 30%
Max Height	35 ft	CG: 35/75* ft I: 35/75* ft
Max Impervious Area	80%	CG: 80% I: 80%

*Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

Developing Relationships Today, Building Tomorrow.

www.MPLDConsulting.com

MPLD South Office | 528 Northwood Road. | West Palm Beach, FL 33407 | O: 561-425-6753

MPLD Tradition Office | 10489 SW Meeting St. | Port St. Lucie, FL 34987 | O: 772-343-0336

MPLD North Office | 1011 Boston Avenue | Fort Pierce, FL 34950 | O: 772-343-0336