



LETTER OF JUSTIFICATION / COVER LETTER

Club Med / Sandpiper PUD Amendment

September 17, 2025

REQUEST

On behalf of the Petitioner, KEITH and MPLD Consulting are requesting approval of a Planned Unit Development (PUD) Amendment and Site Plan approval for approximately 219.87 acres for a project to be known as Sandpiper Bay PUD to create a uniform, controlling document over the entire project. It is meant to give clarity and a comprehensive planning approach that enables the currently proposed improvements as well as those that may occur in the future. The subject property can be identified as Parcel # 4423-210-0001-000-3 and 4414-133-0002-000-6.

The proposed development program for Sandpiper Bay is to upgrade the existing Sandpiper Bay Resort in the City of Port St. Lucie by consolidating all uses under CGI/I and OSR and including additional recreational uses to the PUD. The petitioner wishes to obtain approval to add the following additional uses:

- Soccer Fields
- Tennis Courts (Covered & Uncovered)
- Padel Courts
- Volleyball Courts
- Pickleball Courts
- Baseball Fields
- Multi-Use Sports Fields
- Competitive Lap Swimming
- Driving Range
- Golf Cart Infrastructure including garage structures, cart paths, and parking areas

As well as the following accessory permitted use additions:

- Accessory Structures to all Sport Courts, including those housing technological equipment for sports uses
- Accessory Fence and Lighting Infrastructure
- Bathroom Structures
- Sports Equipment Rooms
- Shade Structures
- Accessory Vehicular Parking

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SITE CHARACTERISTICS / PROPERTY LOCATION

The subject property is located at 4500 SE Pine Valley St in Port St. Lucie, Florida. It consists of approximately 219.87 acres and is owned by Altitude Prop Co LLC. The subject property is comprised of five (5) Future Land Use (FLU) designations: Commercial General / Industrial, Commercial Limited, Residential Low, Conservation Open Space, Open Space Preservation. The property only has one (1) Zoning designation of Planned Unit Development. Concurrently, the applicant is submitting a Future Land Use Amendment to change the Commercial Limited, Residential Low, and a portion of Open Space Recreational to Commercial General / Institutional. This will allow the resort and academy to expand their sports offerings and improve the overall experience of the resort. There are currently (2) folios which make up the project site per SLPA records as follows:

| Owner | Property Address | Folio Number | Size in Square Feet | Size in Acres |
|----------------------|-------------------------|--|----------------------------|----------------------|
| Altitude Prop Co LLC | 4500 SE Pine Valley St | 4423-210-0001-000-3 Parcel A | 4,181,760 sq. ft. | 96.6 |
| Altitude Prop Co LLC | SE Westmoreland Blvd | 4414-133-0002-000-6 Parcel B | 5,543,445 sq. ft. | 127.26 |

(see next page for diagram)

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DEVELOPMENT HISTORY

The subject property was developed by the General Development Corporation in the 1960s as an unplatted project known as “Sinners Golf Course and Country Club” lying in Section 14 and 23, Township 37 South, and Range 40 East. According to historic aerials and St. Lucie County Property Appraiser, the following structures currently exist on the property:

- Original hotel building with golf course and 4 guest suite buildings (1960-1970)
- 3 guest suite buildings and 3 hotel accessory buildings (1974)
- 2 guest suites building and hotel accessory building (1986)
- Hotel accessory building (1987)
- Hotel accessory building (1991)
- 2 hotel accessory buildings (2009)
- Additional tennis courts (2009-2010)
- Volleyball Courts (2012-2014)

The master PUD for the property, then known as “Club Med Sandpiper Resort PUD”, was approved on April 7, 2010 (P#09-047). This PUD set the initial standards for the existing hotel, golf course, and conference building, and accessory buildings as well as permitting further amenities (guest room remodel, additional resort amenities, pool facilities, sports facilities). The first amendment to the PUD, known as “Sandpiper Bay PUD”, was approved on January 13th, 2025 (P#2024-1208). This PUD amendment added the CG/I future land use and permitted academy and additional recreational uses.

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

| | 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-2), Multiple Family Residential (RM-11) | Single-Family Residential, Multi-family Residential |

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North: Immediately north of the subject parcel are single family residential lots. These parcels have a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2).

South: Immediately south of the subject parcel lies the North Fork of the St. Lucie River.

East: Immediately east of the subject property lies a residential development known as the Villas at Sandpiper Bay. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Multiple-Family Residential District (RM-11). Further north are single family residential lots, with a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2).

West: Immediately west of the subject parcel lies a residential development known as the Villas at Sandpiper. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (RM-11). Further north are single family residential lots, with a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2).

ACCESS:

No changes are proposed in this amendment. Access points will remain unchanged and the main entrance remains SE Pine Valley St.

HEIGHT:

No changes are proposed in this amendment. Pursuant to the PUD's current height regulations, the maximum height for any building is seventy-five (75) feet. Any submittal proposing a building above thirty-five (35) feet will need to provide an illustrative diagram showing that the height is compatible with surrounding land uses.

SETBACKS:

No changes are proposed in this amendment.

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CONCLUSION:

This submitted PUD amendment application seeks approval to consolidate all uses under CGI/I and OSR, and add recreational uses to the PUD. As with the initial PUD approval in 2010 and amendment in 2025, the applicant has continuously demonstrated that this proposal follows the Port St Lucie Comprehensive Plan and applicable sections of the City's zoning code. Most importantly, there will be no detriment to the surrounding area. With that, and on behalf of the applicant, KEITH and MPLD Consulting respectfully request review and approval of the submitted PUD amendment application.

Respectfully submitted,

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