



Club Med Sandpiper Bay Resort
Major Site Plan Application
P13-056-A2
City Council Meeting
February 9, 2026

Request 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 courts and fields for the school with two amenity buildings and sheds on site. This will also add several structures existing and planned for the resort and school.
Agent:	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.

Proposed Project

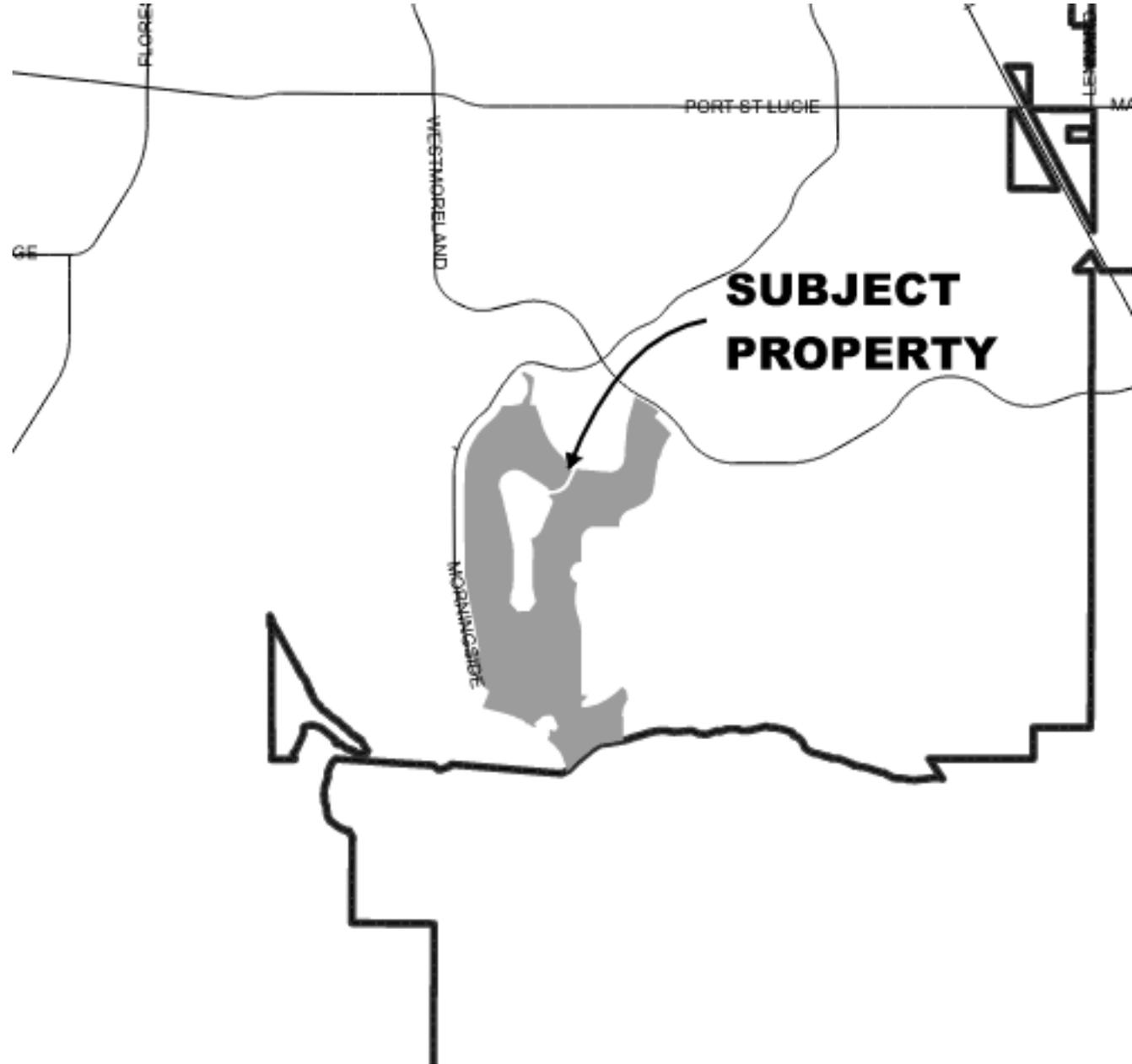
This project is a 219.87 acre PUD that includes a resort, a school, and a marina. The request is to add several buildings, sport courts and sport fields. The property has Open Space Recreational and General Commercial/Institutional land use designations.

Proposed Project

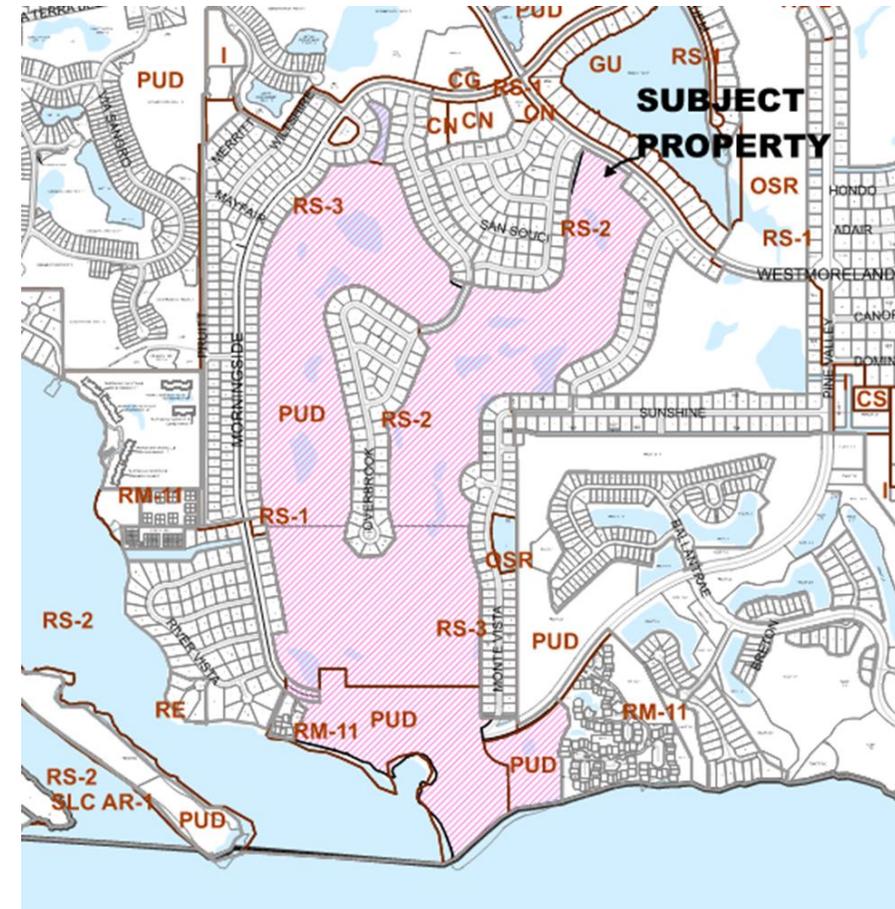
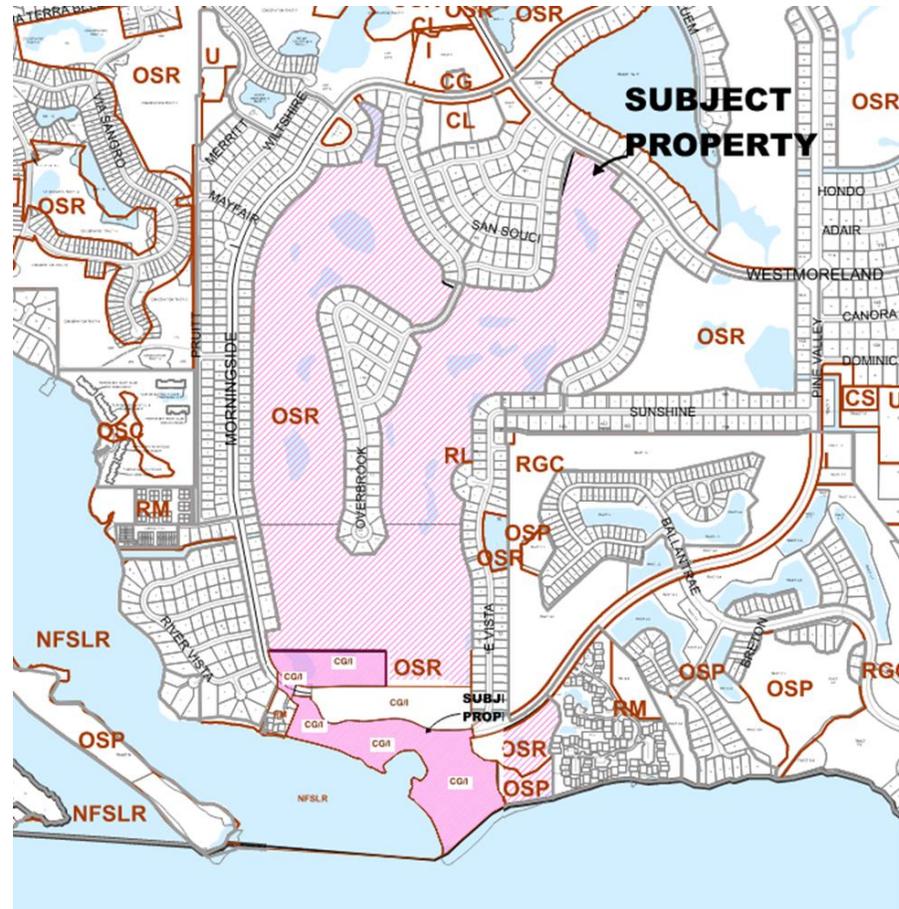
The second readings of the Sandpiper Bay Resort Comprehensive Plan Amendment (P25-157) and the Sandpiper Bay Resort PUD Amendment (P25-158) will be heard at the City Council meeting of February 9, 2026.

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.

Location



Land Use and Zoning



- Future Land Use: OSP & CG/I
- Zoning: PUD
- Existing Use: Developed Resort, School, and Marina

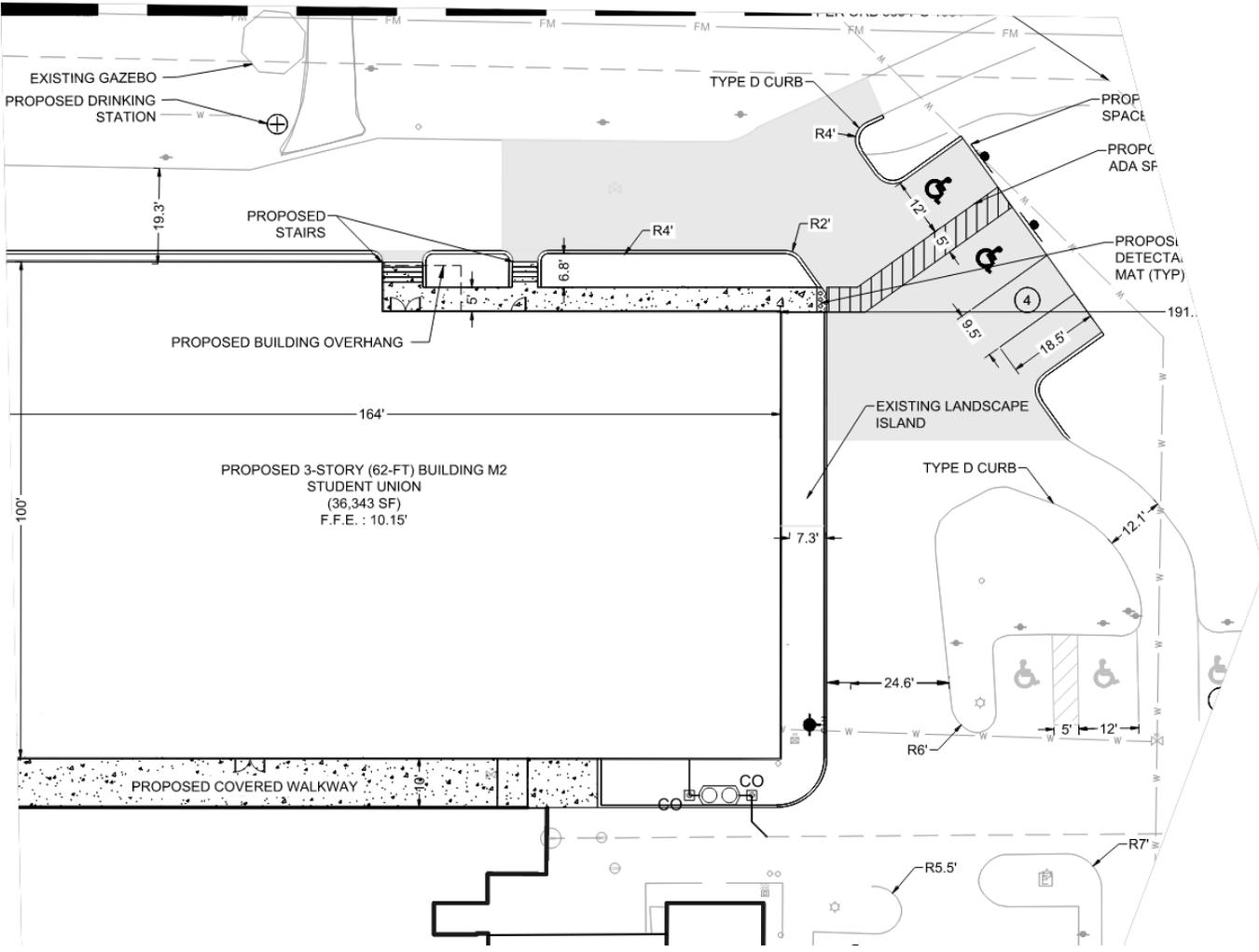
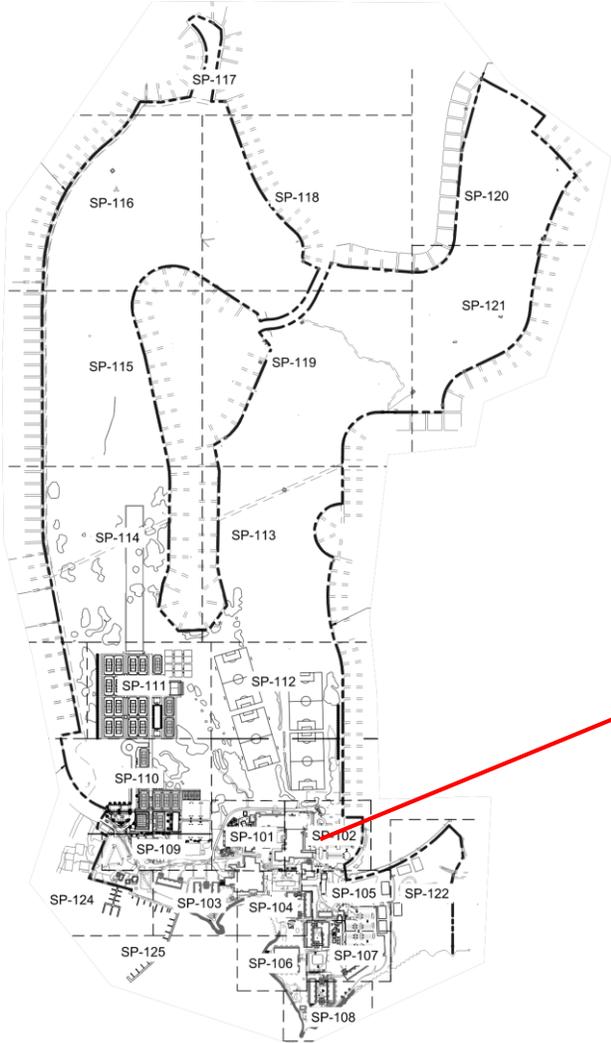
Zoning Review

- The proposed site consists of resort, school, and marina uses
- The building setback lines depicted on the site plan conform to the requirements of Sandpiper Bay Resort PUD Requirements.
- The parking ratio is consistent with the PUD PUD amendment.
- 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.

Concurrency Review

- The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities.
- Port St Lucie Utility Systems is the provider. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Proposed Site Plan



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.

Conditions

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