

Project Description

The City has received an application from KEITH and MPLD Consulting, acting as the agents for Store Capital Acquisitions, LLC, the property owner, for the 1st Amendment to the Sandpiper Bay PUD (fka Club Med Sandpiper). The Sandpiper Bay PUD encompasses approximately 216.01 acres and is divided into two parcels referred to as Parcel A and Parcel B per the legal description. Parcel A includes the resort and amenities, marina, conference space. Parcel B includes the golf course. Parcel A is the subject of this amendment. The Sandpiper Bay PUD is currently approved for an existing hotel, golf course, conference building, and accessory buildings and amenities.

The site has been developed with a commercial resort with recreational facilities consisting of an 18-hole golf course, tennis, watersports, basketball, pickleball, fitness center, spa, marina, conference space, and a school with soccer fields. This application will amend the PUD document and concept plan to reclassify certain uses on the PUD concept plan located within Parcel A. The primary objective of this land use amendment is to ensure compatibility with the existing operational use of the property, which currently hosts a school that focuses on sports training and includes ancillary soccer fields and to make improvements towards revitalizing the resort.

The following changes are proposed:

1. Adding school (public, private or parochial, kindergarten (including VPK) and grades 1 through 12) as a permitted use.
2. Adding accessory food service structures as a permitted use.
3. Amending the concept plan to reflect the private school and soccer fields.
4. Deleting language pertaining to architectural design. All future buildings and renovations shall adhere to the citywide design standards.
5. Updates to property ownership and the regulation documents.
6. Change the name of the PUD.
7. Increase the building height.

A list of the proposed changes is included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Project Background

The Sandpiper Bay PUD (fka Club Med Sandpiper) was first approved in 2010 (P09-047) at which time the hotel and golf course were rezoned under the master PUD from CG and OSR to PUD. It was determined that the presence of a school facility on Parcel A was incompatible with the property's underlying future land use classification of Limited Commercial (CL). This determination is in accordance with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications. The proposed amendment seeks to resolve these compatibility issues while supporting the operational needs of the school and enhancing the overall functionality of the resort as it undergoes renovations.

Related Projects

There is an associated application (P24-130) to change the land use for 6.83 acres of Limited Commercial (CL) to General Commercial (CG) / Institutional (I).

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on October 23, 2024.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

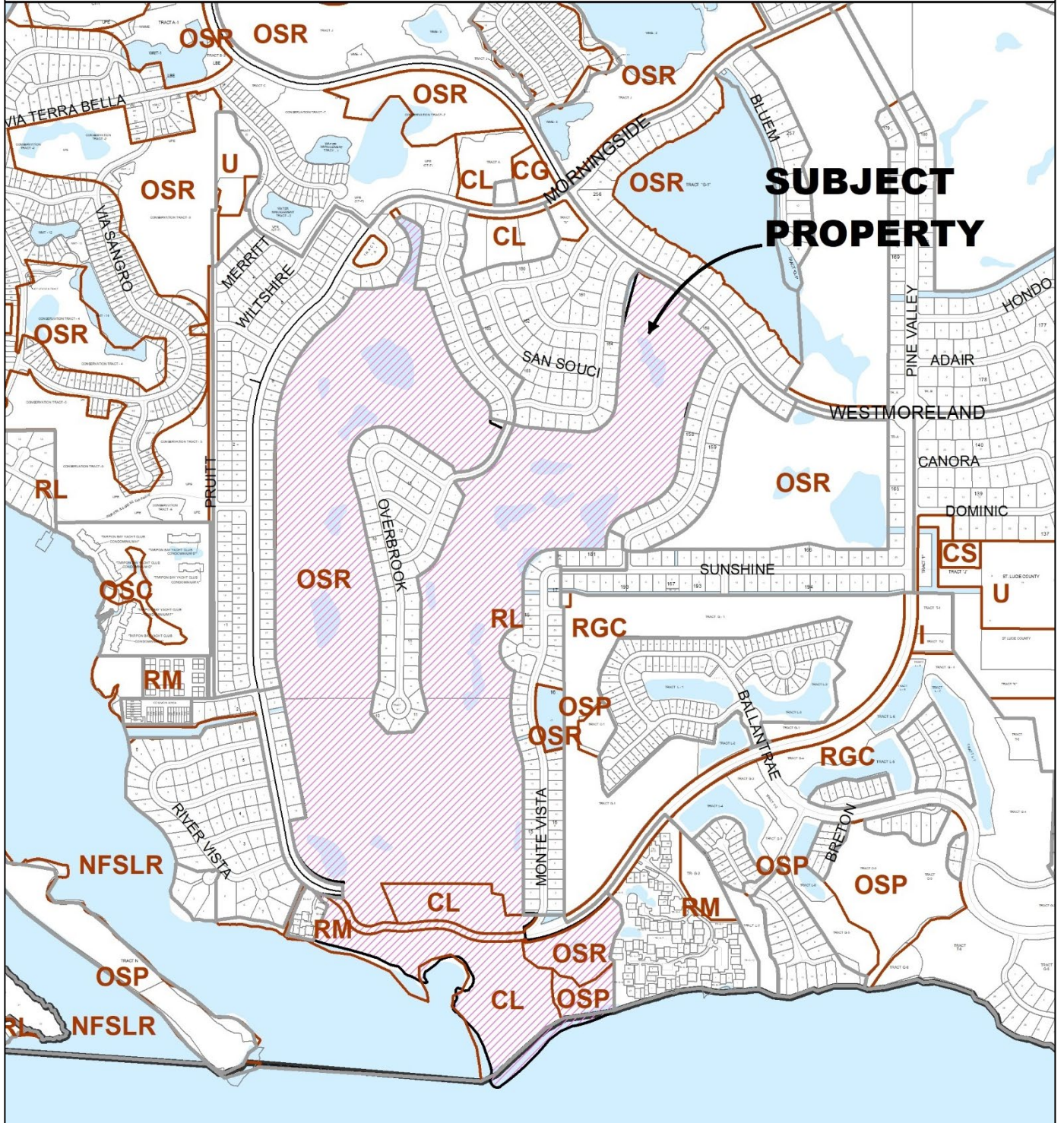
Parcel ID No(s).	4423-210-0001-000-3, 4414-133-0002-000-6
Property Size:	216.01 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Future Land Use:	Commercial General/Institutional (CG/I) - <i>pending</i>
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Resort with ancillary uses and amenities and a school facility with programs focused on training in sports including soccer fields

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
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

RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential, RS-2- Residential, Single-Family, RS-3-Residential, Single-Family

FUTURE LAND USE





Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment is consistent with the associated application to amend the future land use on the 6.83 acres of property identified as a portion of Parcel A on the Sandpiper Bay PUD Concept Plan from the Commercial Limited (CL) land use to the Commercial General (CG)/Institutional (I) land use category. The purpose of the amendment is to permit a private school in an area currently designated as conference and entertainment space on the PUD concept plan.

Transportation

This application and the most updated Traffic Impact Letter for Club Med prepared by Simmons & White dated October 16, 2024 submitted with this PUD has been reviewed by the Public Works Department and our 3rd party traffic consultant, WSP USA. Currently the site is partially utilized by a private school that was not originally allowed in the PUD documents. Based on this, the school was not included in any original traffic approval. This Traffic Impact Statement included an analysis for 150 private high school students.

According to the Institute of Traffic Engineers Trip Generation Manual, 150 private high school students would generate 60 PM Peak hour trips. The private school is currently operating with 117 students which is 47 PM Peak hour trips. Even though the school traffic was not originally approved, the increase in students over what is currently operational will result in only 13 additional PM Peak hour trips over what is existing today. This amount of traffic is considered to be negligible impacts for the area.

The City's 3rd party Traffic Consultant (the "Consultant"), WSP USA, has indicated that at a high level the amendment can be approved from a traffic impact perspective. However, the Consultant did indicate that the current version of the traffic statement contains some inconsistencies and incomplete sections, as described in the Consultant's October 28, 2024, which need to be addressed prior to approval.

Environmental

The site has previously been developed and there are no existing uplands on site. There is approximately three acres of wetlands with the Open Space Preservation (OSP) land use classification on the southeastern boundary of the site which is located on the North Fork of the St. Lucie River.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD document and concept plan at the October 23, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council with the conditions as follows:
 1. Any outstanding technical review comments shall be resolved prior to City Council.
 2. All comments outlined in the Consultant's October 28, 2024, letter Traffic Consultant must be addressed in a manner satisfactory to the Public Works Department prior to this item being considered by City Council.

3. If condition 1 is not met, this application, at staff's discretion, will either (i) not go forward to City Council until the condition is met; (ii) receive a recommendation from staff to be tabled until the condition is met; or (iii) receive a recommendation from staff of denial.
 - Motion to recommend approval to the City Council
 - Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.