



Sandpiper Bay Resort
Planned Unit Development (PUD) Amendment No. 2
(P25-158)

Planning and Zoning Board Meeting
January 6, 2026

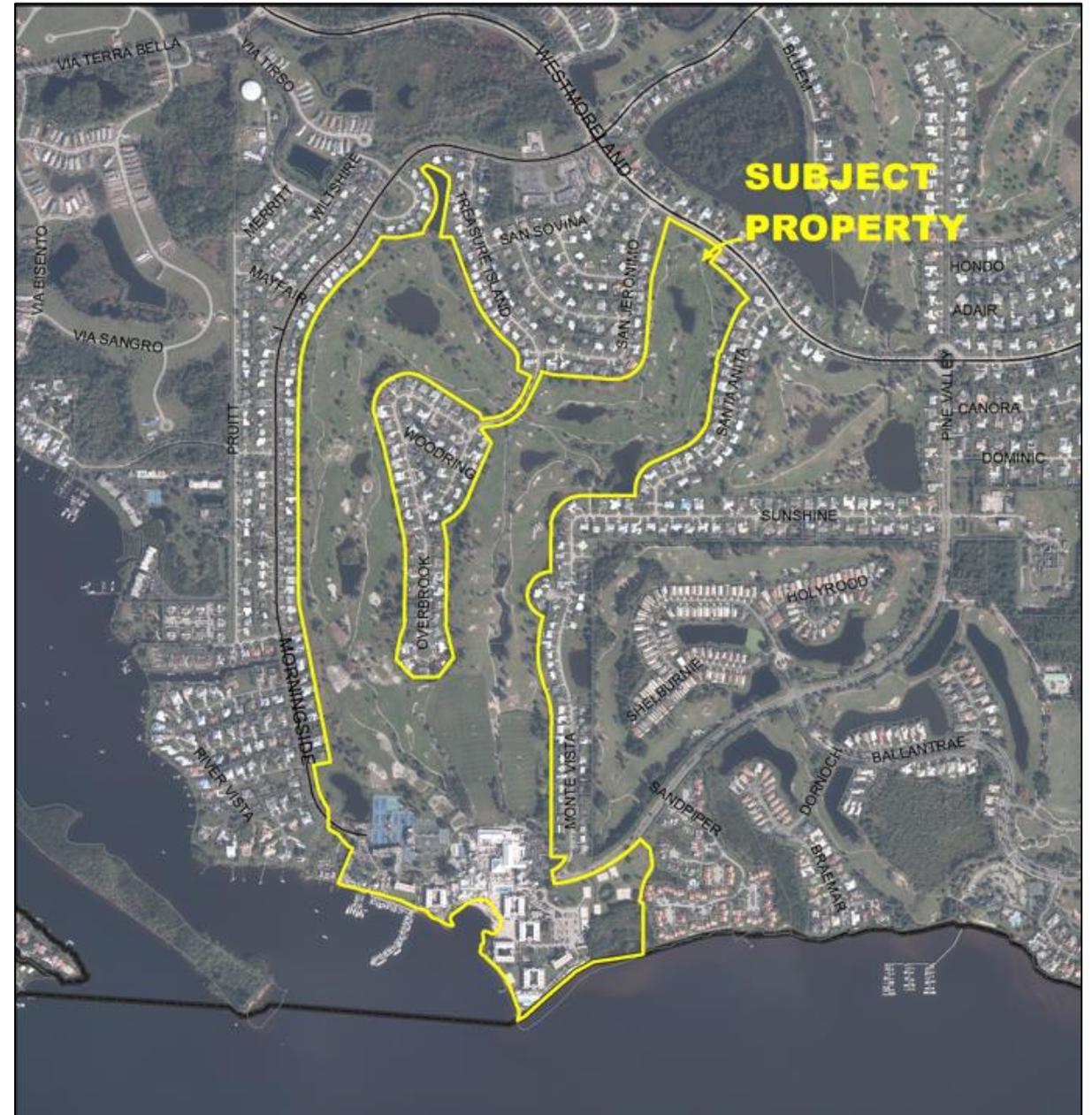
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Request Summary

Applicant's Request:	An application for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.
Agent(s):	KEITH and MPLD Consulting
Applicant:	Altitude Prop Co, LLC
Location:	3500 SE Morningside Boulevard; Generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Surrounding Land Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	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

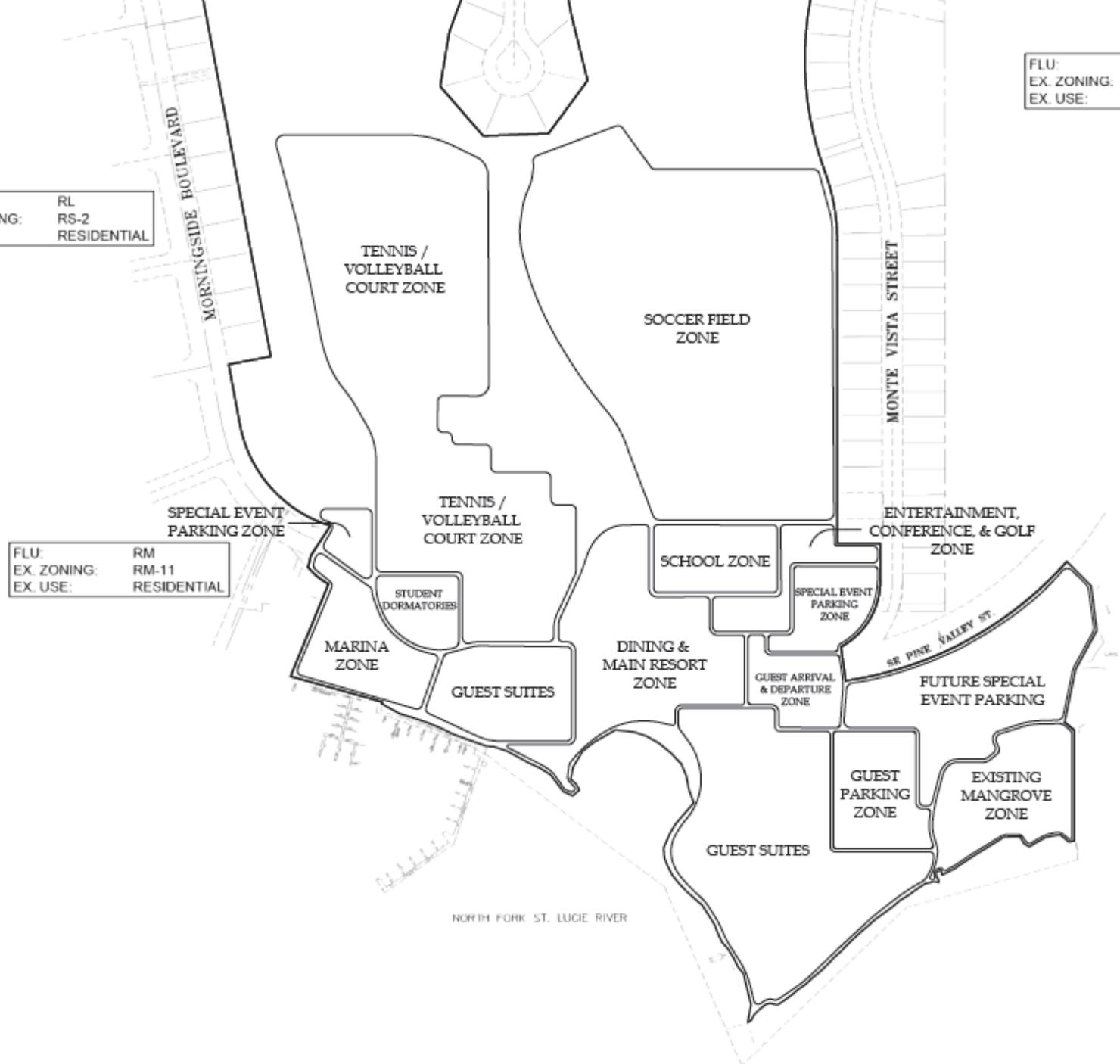


Proposed PUD Concept Plan

**No Change to the Golf Course (Northern)
Parcel*

FLU:	RL
EX. ZONING:	RS-2
EX. USE:	RESIDENTIAL

FLU:	RGC
EX. ZONING:	RS-3
EX. USE:	RESIDENTIAL



FLU:	RM
EX. ZONING:	RM-11
EX. USE:	RESIDENTIAL

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Proposal Summary

The proposed PUD amendment represents the second modification to the Sandpiper Bay Resort PUD (formerly Club Med Sandpiper) and includes the following key changes:

1. Revising the Concept Plan to reflect expanded sports courts and fields
2. Updating ownership information and regulatory documents
3. Amending permitted uses consistent with the removal of the Commercial Limited Future Land Use designation
4. Adding additional buffering requirements to ensure compatibility with surrounding uses
5. Miscellaneous clean-up revisions for clarity and consistency

Staff Analysis

- **Purpose:** Align development standards with updated land use goals to support school expansion and enhanced sports offerings.
- **Compatibility:** Conforms with Comprehensive Plan Policy 1.1.4.13; PUD zoning is compatible with CG and Institutional uses.
- **Consistency:** Updates PUD documentation to match built environment and ensure regulatory compliance for future reviews and permitting.

Findings

The amendment ensures land use compatibility by aligning PUD standards with adopted policies, supporting both institutional and resort functions.

Consistency with Comprehensive Plan:

- Policy 1.1.4.2 supports resort uses under Commercial General (CG) land use.
- Policy 1.1.4.4 supports schools and accessory uses under Institutional (I) land use.

Traffic Review

- A Traffic Impact Statement and a Future Land Use Amendment Traffic Analysis report were prepared to support a proposed 335-room resort hotel to the relevant parcels for the Sandpiper Bay Resort & RPS Academy.
- Kittelson & Associates, Inc. (KAI) has reviewed the updated Traffic Impact Study prepared by Simmons & White, Inc. that is dated November 13, 2025 (and revised January 6, 2026).
- The traffic analysis does not reflect net new trips by the school and as a result, no additional analysis is required.
- The conclusions address day-to-day operations for the resort and school.

Staff Recommendations

The Planning & Zoning (P&Z) Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval with the following condition:

1. The applicant will enter into a Revocable Encroachment Agreement prior to site plan approval.

Voting Options

Planning and Zoning Board - Action Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.