



Sandpiper Bay PUD 1st Amendment

(fka Club Med Sandpiper PUD)

P24-111

City Council Meetings of
December 2, 2024 and January 13, 2025

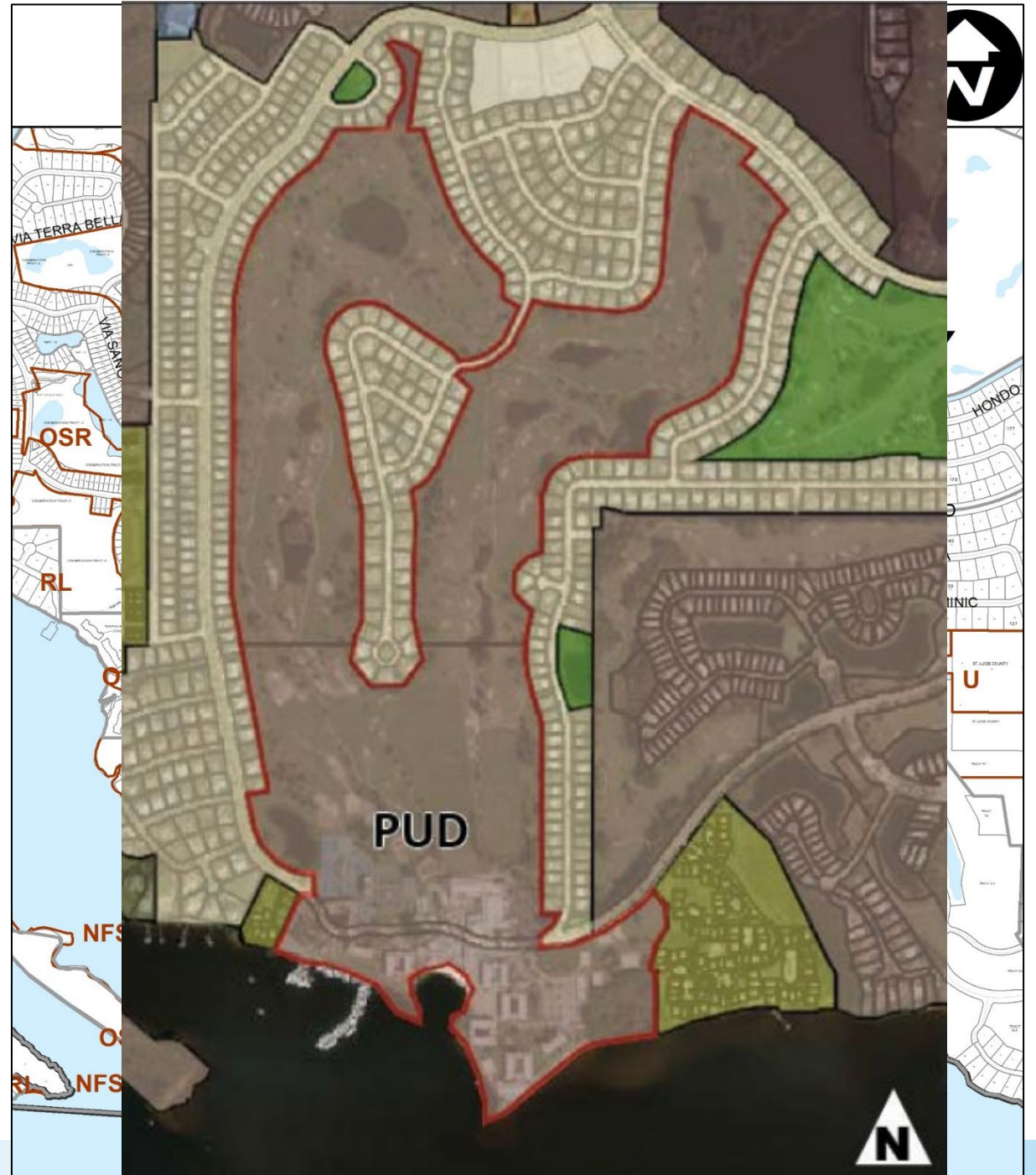
Bethany Grubbs, Senior Planner, AICP

Request Summary

Applicant's Request:	An application for the 1st Amendment to the Sandpiper Bay Planned Unit Development (PUD) to revise the PUD concept plan, update the permitted uses, and other miscellaneous changes.
Agent(s):	KEITH and MPLD Consulting
Applicant:	Store Capital Acquisitions, LLC
Location:	3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Steet intersection.

Surrounding Land 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



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 was incompatible with the property's underlying future land use classification of Limited Commercial (CL).

Proposed Amendment

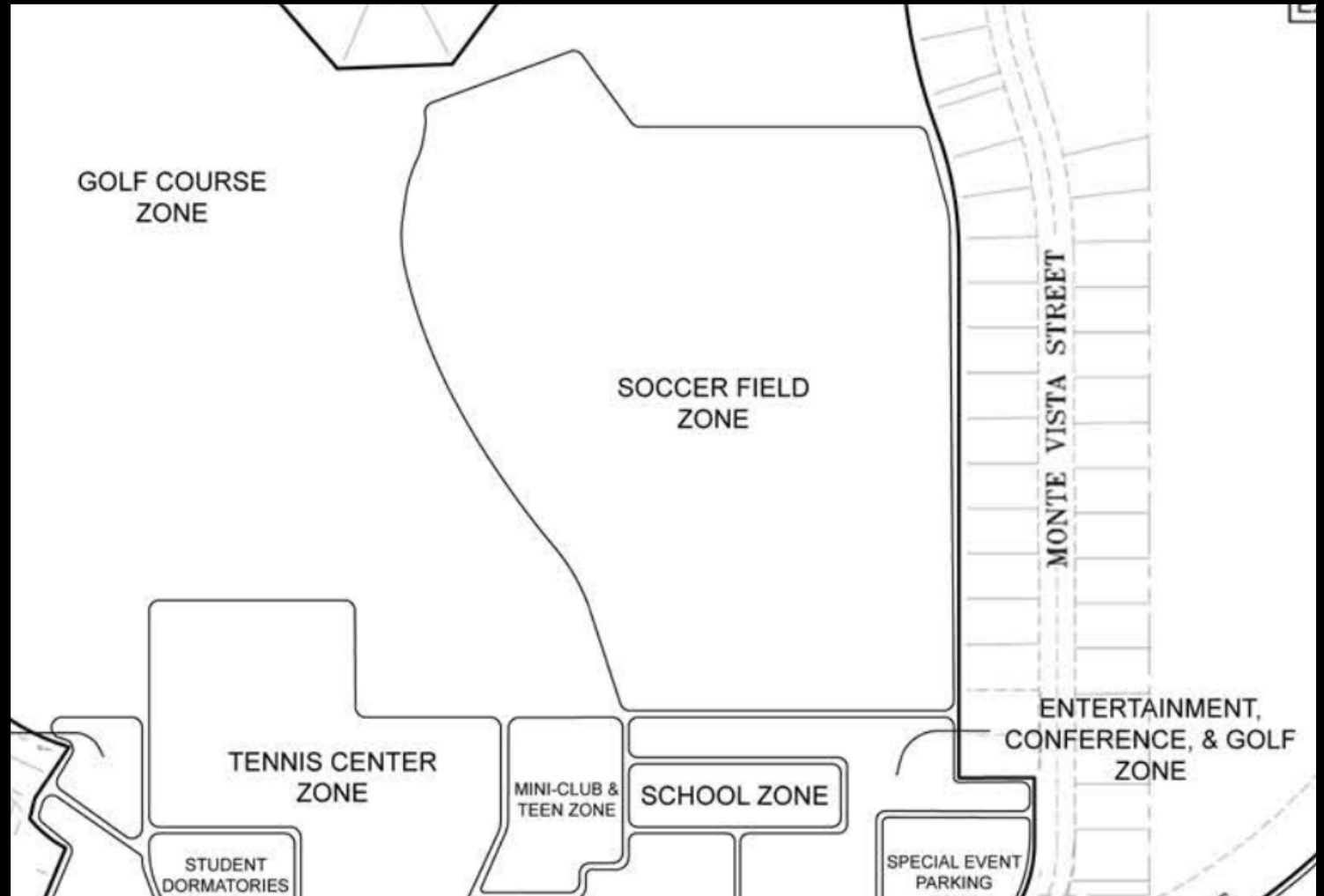
The primary objective of this land use amendment is to ensure compatibility with the existing operational use of the property, which currently hosts a school that focuses on sports training and includes ancillary soccer fields and to make improvements towards revitalizing the resort.

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 dormitories as a permitted use.
3. Adding accessory food service structures as a permitted use.
4. Amending the concept plan to reflect the private school, dormitories, private soccer fields, and special event overflow parking.
5. Deleting language pertaining to architectural design and requiring adherence to the citywide design standards for future renovations.
6. Updates to property ownership and the regulation documents.
7. Change the name of the PUD.



Proposed PUD Concept Plan



NORTH FROM ST. LUCIE RIVER

Land Use Consistency

In accordance with Policy 1.1.4.13 of the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, the proposed amendment seeks to resolve incompatibility issues while supporting the operational needs of the school and enhancing the overall functionality of the resort as it undergoes renovations.

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.
- Planning and Zoning Board recommended approval of the proposed PUD amendment at the November 6, 2024, Planning and Zoning Board meeting by a unanimous vote with the following conditions of approval.
 1. Any outstanding technical review comments shall be resolved prior to City Council. *Satisfied*
 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. *Satisfied*
 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. *Satisfied*
- 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.