

**Sandpiper Bay
Small-Scale Comprehensive Plan Amendment
P25-154**



Project Location

SUMMARY

Applicant's Request:	An application for a small-scale future land use map amendment to change the future land use designation for 3.12 acres from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I)
Applicant:	City of Port St. Lucie
Property Owner:	Altitude Prop Co, LLC
Location:	A 0.94-acre area generally located between the existing fields and parking lot, and a 2.18-acre area at the southernmost end of SE Morningside Boulevard, where the roadway ends.
Address:	3500 SE Morningside Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City is requesting a small-scale future land use map amendment for the property located at 3500 SE Morningside Boulevard, within the Sandpiper Bay Planned Unit Development (PUD). This PUD encompasses approximately 223.72 acres and is divided into two parcels. This application specifically addresses two areas located on the southern parcel.

The proposed amendment applies to two specific portions of the campus. The first is a 2.18-acre area located west of the main school facilities, which contains a building originally approved in 1990 as staff housing for resort employees. The building received site plan approval, building permits, and a Certificate of Occupancy (CO). While it has been in place for decades, its use was tied to the resort rather than the school. As ownership and operations have changed, and with the school's expansion, the building is now transitioning into on-site student housing, or dormitories, to support the school's campus needs. The second is a 0.94-acre area east of the school, where an existing school-related building, that includes golf cart parking for the resort, is planned for demolition and reconstruction. This new construction slightly encroaches into the OSR-designated area. Together, these areas total approximately 3.12 acres, which are currently designated as Open Space Recreation (OSR) on the FLUM.

Although the land use designation is labeled OSR, these areas of land do not function as open space. They are not green areas, nor are they available for public recreation. Instead, they are paved, developed, and fully part of the school campus. While the amendment technically reduces land designated as open space, in practical terms no functional open space is being removed, since the subject areas were developed decades ago.

The primary objective of this land use amendment is to bring the land use map into line with the existing and future school-related uses at Sandpiper Bay, makes the record clear for both the city and the school, and keeps the campus consistent for planning purposes.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the October 7, 2025, Planning & Zoning Board meeting.

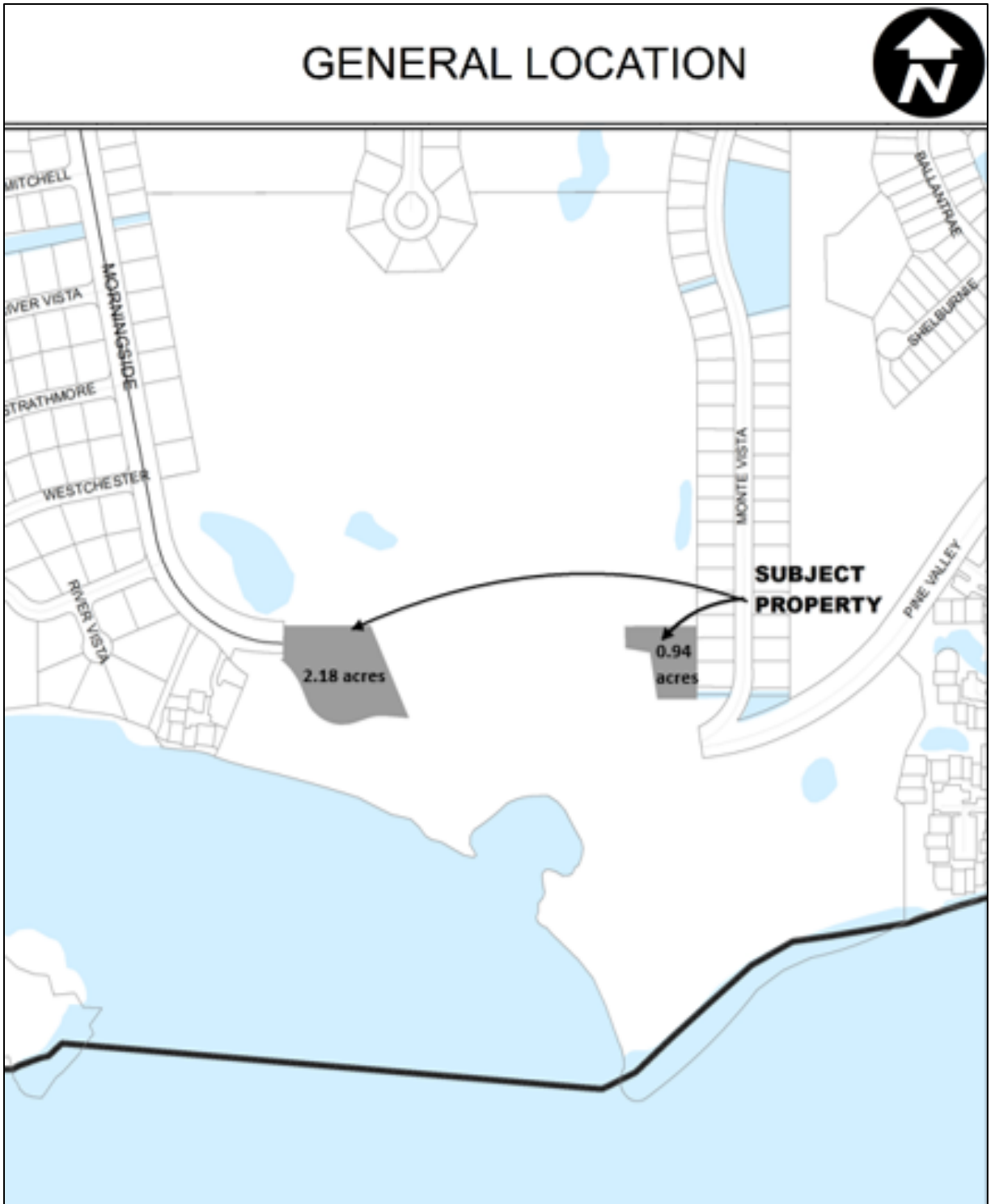
Location and Site Information

Parcel Number:	4423-210-0001-000-3
Property Size:	3.12-acres (area of amendment)
Legal Description:	Portions of Section 23, Township 37 South, Range 40 East
Current Future Land Use:	Open Space Recreation (OSR)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	A school campus with programs focused on training in sports including fitness center and sports fields
Requested Future Land Use:	Commercial General/Institutional (CG/I)
Proposed Use:	Conversion of an existing three-story building to student dormitories and construction of a new fitness center

Surrounding Uses

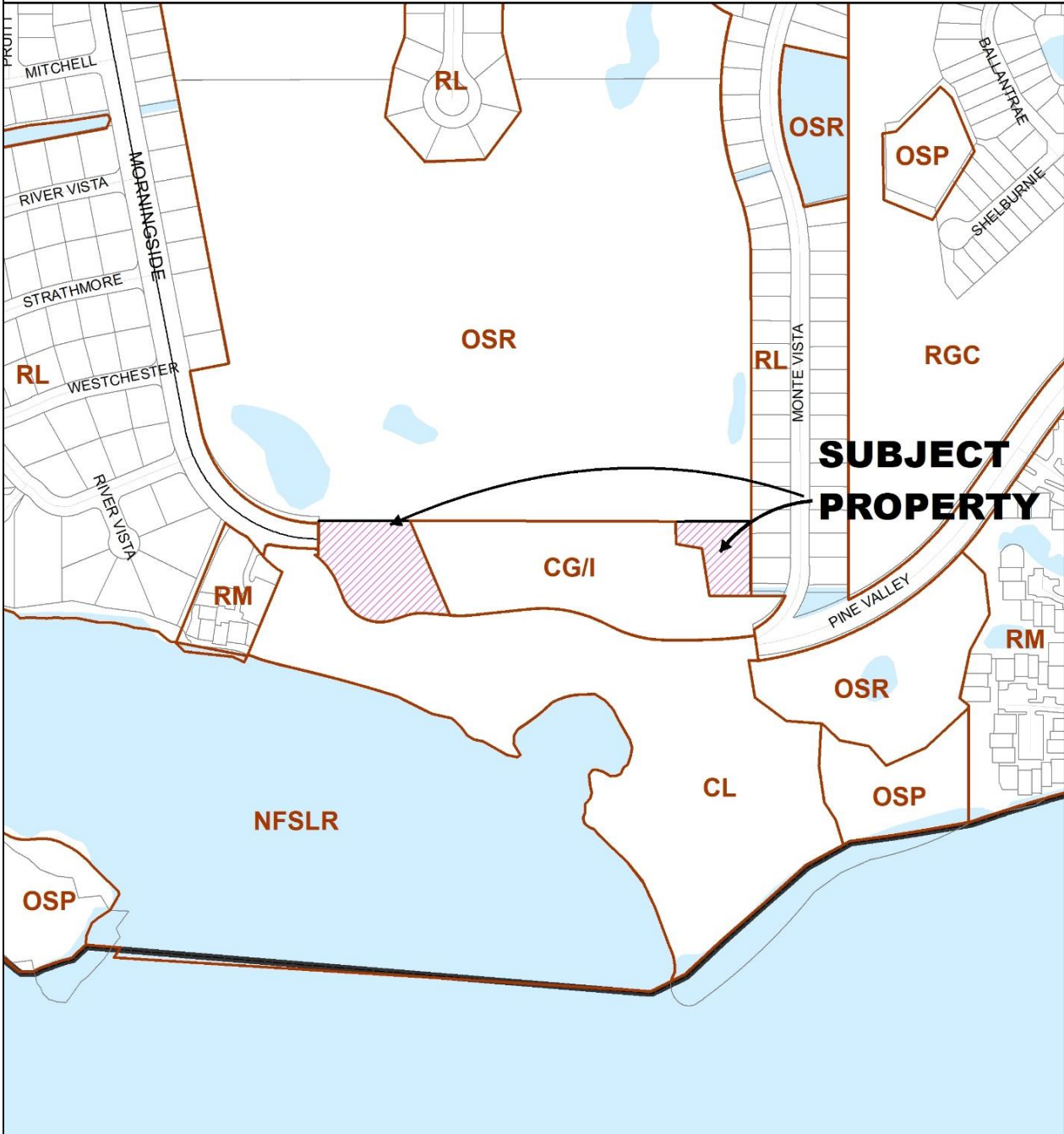
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences

RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential (1 du/ac),
RS-2- Residential, Single-Family (2 du/ac), RS-3-Residential, Single-Family (3 du/ac)

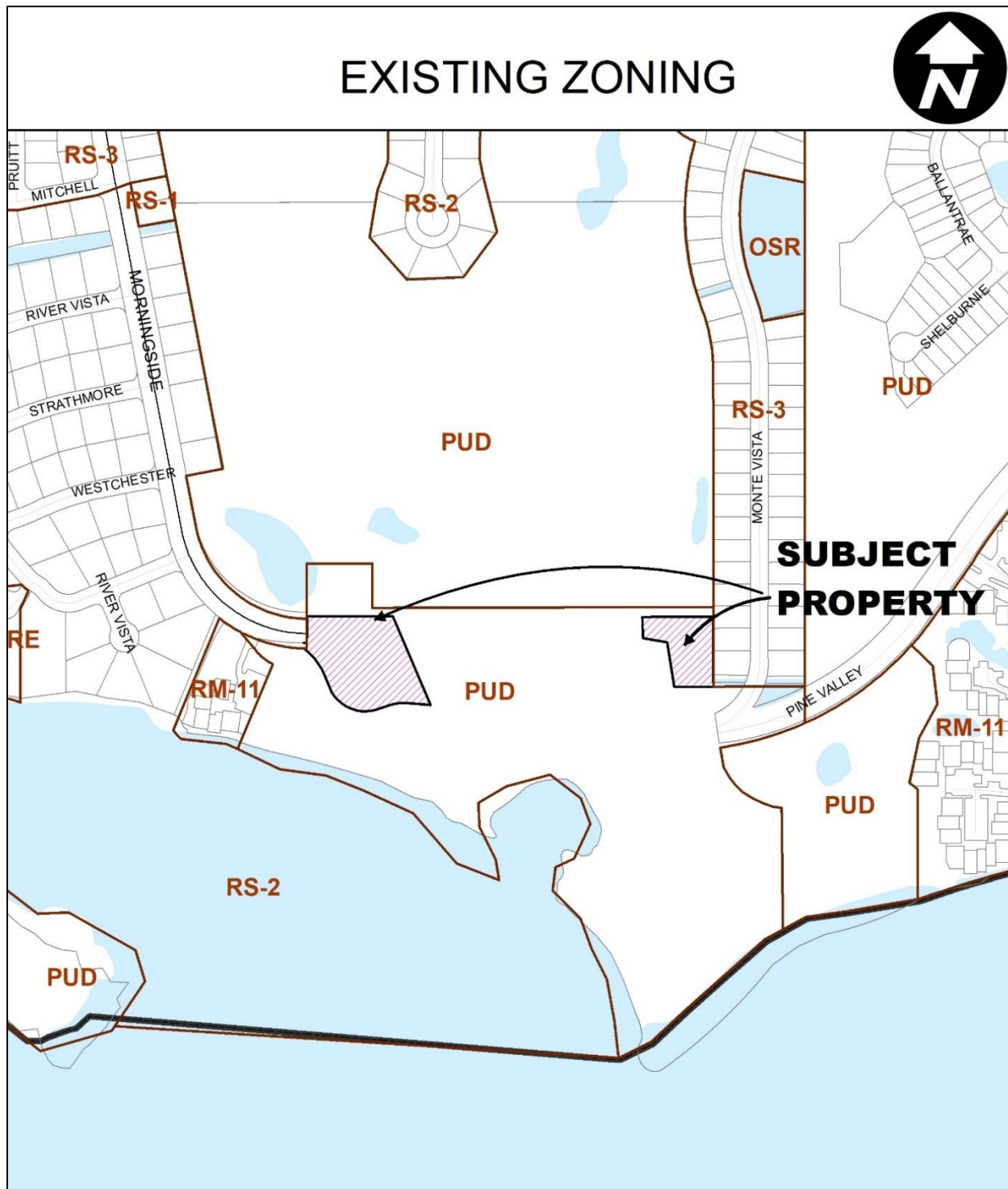


Site Location Map

FUTURE LAND USE



Existing Land Use Map
(OSR to CG/I)



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The current future land use category, Open Space Recreation (OSR), does not permit any institutional uses. This request is to modify a portion of the parcel's current land use designation from Open Space Recreation (OSR) to Commercial General / Institutional (GC/I) to permit accessory uses on the private school campus. This land use would not have any major impact on the surrounding parcels and is compatible with surrounding future land uses. This request is consistent with Objective 1.1.4 in the Future Land Use Element of the City of Port St. Lucie's Comprehensive Plan:

Objective 1.1.4 *"Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities."*

Land Use Consistency:

Policy 1.1.4.4 identifies the Institutional (I) Future Land Use classification as areas are *designated to accommodate both public and private institutional sites such as schools...."*

Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.

Staff Analysis: The proposal to amend the future land use for the subject property to the Commercial General/Institutional (CG/I) classification is consistent with the permitted uses outlined in the Sandpiper Bay PUD document and reflected on the conceptual plan.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	N

This amendment is consistent with the Comprehensive Plan by correcting the inconsistency between the OSR designation and the existing uses of the property. It supports projected growth by accommodating the school's expansion and providing on-campus student housing. The amendment is compatible with surrounding land uses, as the property has long been part of the school campus and has not functioned as open space for decades. It does not create impacts to level of service standards or environmental resources.

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The proposed future land use amendment from open space to commercial/institutional is not expected to negatively impact the demand for water and sewer service since

this is a developed site. The following comparison considers the most intense use based on the existing and proposed land uses and the total building coverage permitted per as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
OSR	3.12	40,772 sq ft (30%)	N/A	0	0
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG/I	3.12	40,772 sq ft (30%)	125 gpd (per 1000 sq ft)	5,097	4,332
Total gpd				(+) 5,097 gpd	(+) 4,332 gpd

Transportation: The proposed amendment changes the Future Land Use designation from Open Space Recreation to Commercial and Institutional. Under state review standards, the maximum potential traffic generation of the Commercial and Institutional category is higher than that of Open Space. However, the proposed development is limited to accessory uses for the existing school campus, which will not increase traffic beyond what is already anticipated for school operations. Therefore, while the land use category permits higher intensity uses, no adverse traffic impacts are expected from this amendment. Any future development of non-accessory uses would be subject to a new traffic analysis to ensure compliance with concurrency requirements.

Existing Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	40.78	Multipurpose Recreational Facility	435	N/A	146
Proposed Future Land Use	Students	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG/I	150	Private School	534	326	60
Total Trips (Net Decrease)				N/A	(-) 86

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not anticipated to have any impacts on the level of service for parks since the application is for a non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: This application is not anticipated to have any impacts on the level of service for parks since the application is for a non-residential land use.

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.

Flood Zone: The flood map for the selected area is number 12111C0406K and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table

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.