



## LETTER OF JUSTIFICATION / COVER LETTER

Club Med / Sandpiper PUD Amendment

July 16, 2024

### **REQUEST**

On behalf of the Petitioner, KEITH and MPLD Consulting are requesting approval of a Planned Unit Development (PUD) Amendment and a Site Plan amendment for approximately 223.72 acres for a project to be known as Club Med / Sandpiper PUD to create a uniform, controlling document over the entire project that gives clarity and a comprehensive approach enabling the currently proposed improvements as well as those that may occur in the future. The subject property can be identified as Parcel # 4423-210-0001-000-3 and # 4414-133-0002-000-6.

The petitioner wishes to obtain approval to add additional uses including:

- 1) Conditional Use Request for school included
- 2) Private soccer fields in place of golf course immediately adjacent to resort
- 3) Pool spa added
- 4) Modular food/beverage service with pick-up window (adjacent to Building A)
- 5) Modular food/beverage service with pick-up window (adjacent to Building D)
- 6) Modification to Building O – two elevations from indoor to outdoor space
- 7) Deck on side of Restaurant Building Q
- 8) Boardwalk along river

### **SITE CHARACTERISTICS / PROPERTY LOCATION**

The subject property is located at 3500 SE Morningside Boulevard in Port St. Lucie, Florida. It consists of approximately 223.72 acres and is owned by Store Capital Acquisitions LLC. The subject property is comprised of three Future Land Use (FLU) designations of Preservation Open Space, Commercial Limited and Recreation Open Space. The subject property is comprised of two Zoning designations of PUD and Open Space Recreational. There are currently (2) folios which make up the project site per SLPA records as follows in the table below:

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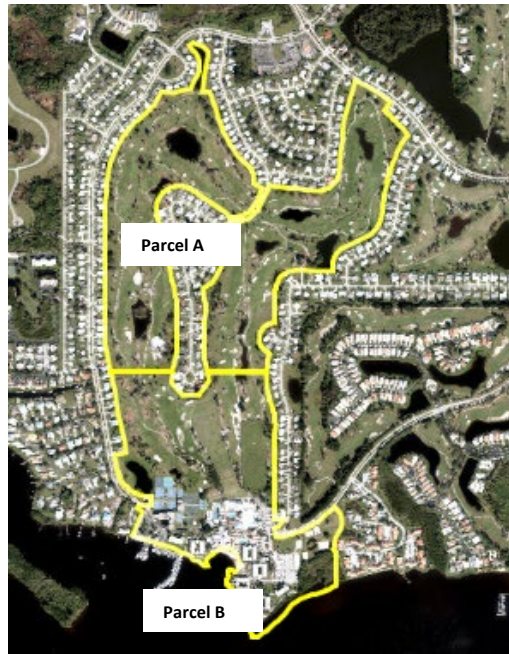
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Owner	Property Address	Folio Number	Size in Square Feet	Size in Acres
Store Capital Acquisitions LLC	3500 SE Morningside Blvd	4423-210-0001-000-3 Parcel A	4,181,760 sq. ft.	96.46
Store Capital Acquisitions LLC	SE Westmoreland Blvd	4414-133-0002-000-6 Parcel B	5,543,445 sq. ft.	127.26



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## **DEVELOPMENT HISTORY**

The subject property was developed by the General Development Corporation in the 1960s as an unplatted project known as “Sinners Golf Course and Country Club” lying in Section 14 and 23, Township 37 South, and Range 40 East. According to historic aerials and St. Lucie County Property Appraiser, the following structures currently exist on the property:

- Original hotel building with golf course and 4 guest suite buildings (1960-1970)
- 3 guest suite buildings and 3 hotel accessory buildings (1974)
- 2 guest suites building and hotel accessory building (1986)
- Hotel accessory building (1987)
- Hotel accessory building (1991)
- 2 hotel accessory buildings (2009)
- Additional tennis courts (2009-2010)
- Volleyball Courts (2012-2014)

The master PUD for the property, known as “Club Med Sandpiper Resort PUD”, was approved on April 7, 2010 (P#09-047). This PUD set standards for the existing hotel, golf course, conference building, and accessory buildings as well as permitting further amenities (guest room remodel, additional resort amenities, pool facilities, sports facilities). The hotel and golf course were rezoned under the master PUD from CG (General Commercial) and OSR (Open Space Recreational) to PUD (Planned Unit Development).

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**SURROUNDING PROPERTIES**

The following is a summary of the uses surrounding the subject site:

	<b>FLU Designation</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>North</b>	Residential Low (RL)	Single-Family Residential Zoning District (RS-2 and RS-3)	Single-Family Residential
<b>South</b>	North Fork St. Lucie River	North Fork St. Lucie River	North Fork St. Lucie River
<b>Southwest</b>	Medium Density Residential (RM)	Multiple Family Residential (RM-11)	Multi-Family
<b>East</b>	Residential Low (RL)	Single-Family Residential Zoning District (RS-2 and RS-3)	Single-Family Residential
<b>West</b>	Residential Low (RL)	Single-Family Residential Zoning District (RS-2 and RS-3)	Single-Family Residential

**North:** Immediately north of the subject parcel are single family residential lots. These parcels have a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2) and Single-Family Residential Zoning District (RS-3).

**South:** Immediately south of the subject parcel lies the North Fork St. Lucie River.

**Southwest:** Southwest of the subject property lies a residential development known as the Villas at Sandpiper Bay. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Multiple-Family Residential District (RM-11).

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**East:** Immediately east of the subject property are single family residential lots. These parcels have a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Residential Zoning District (RS-2) and Single-Family Residential Zoning District (RS-3).

**West:** Immediately west of the subject parcel lies a residential development known as the Villas at Sandpiper. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (RM-11).

**ACCESS:**

The main access points will remain unchanged.

**HEIGHT:**

Pursuant to Section 158-174.E, the maximum height for commercial, office, and institutional uses within a PUD greater than five (5) acres is seventy-five (75) feet. Any structure greater than thirty-five (35) feet in height shall be required to maintain a setback from the property line that is one hundred (100) percent of the building height. All such height requests are contingent upon the approval of a master plan and elevation drawings, which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses. Height of buildings shall be measured in and regulated by the number of stories.

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## **SETBACKS**

No changes in building footprint.

## **CONCLUSION:**

This submitted PUD amendment application seeks approval to update site elements and to make minor site changes to increase operational efficiency within the previously approved site. With the previous approval in 2010, the applicant demonstrated that this project followed the Port St Lucie Comprehensive Plan, and applicable sections of the City's zoning code. Further, there will be no detriment to the surrounding area. All other elements are existing. We are renovating and improving the interior flow of the site in addition to providing a revived and new landscape. These improvements will make it an even more desirable destination in the City of Port St. Lucie. With that, and on behalf of the applicant, KEITH and MPLD Consulting, we respectfully request review and approval of the submitted PUD amendment application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Harper'.

Andrea Harper  
KEITH

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