



Sandpiper Bay Resort

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

City Council Meetings of February 9, 2026

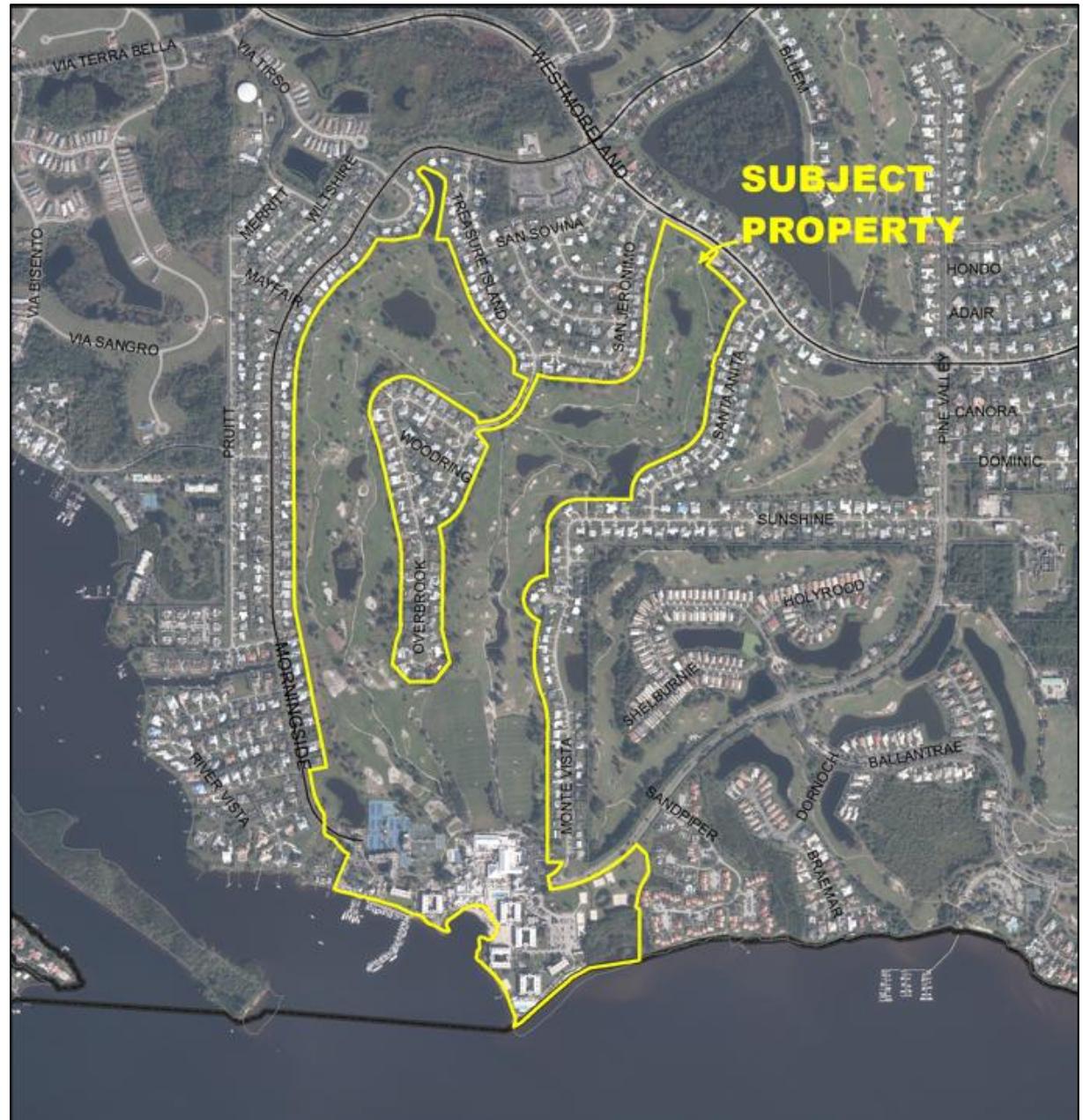
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

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

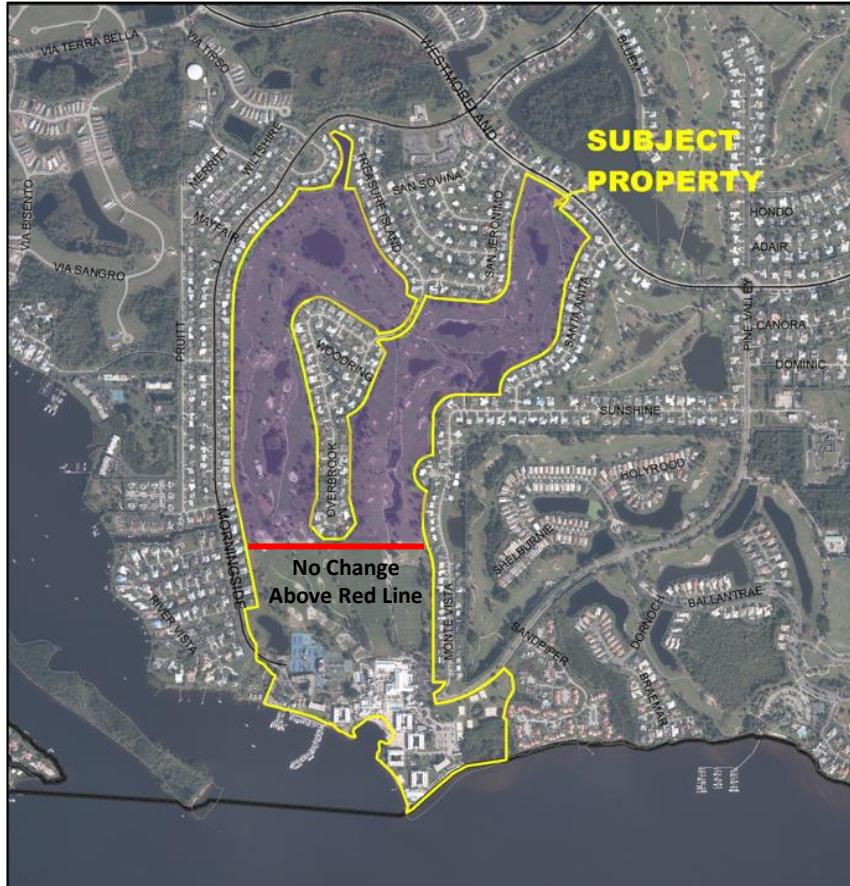
Surrounding Land Uses

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

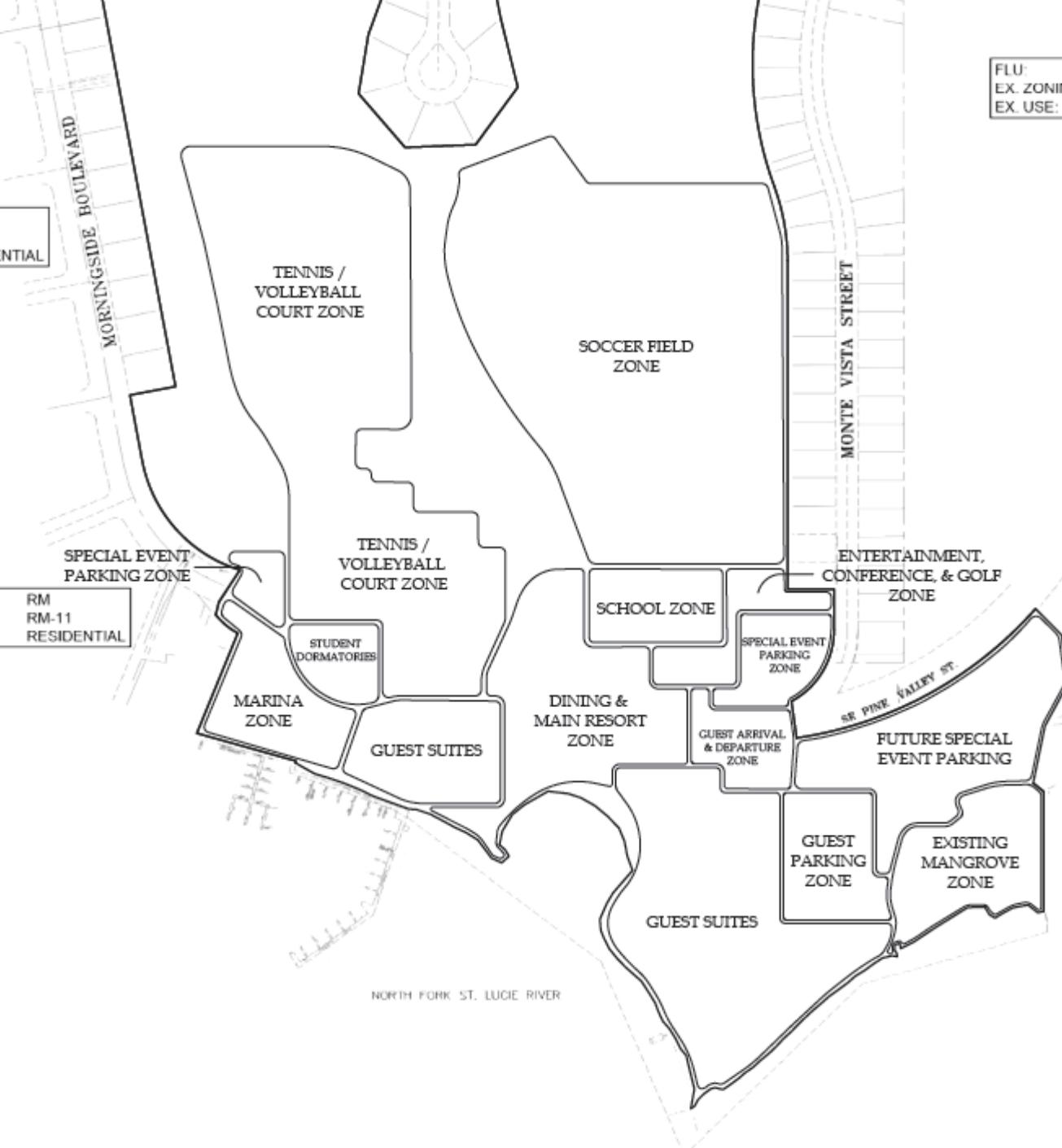
**No Change to the Golf Course (Northern) Parcel*



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

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

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



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

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
 - *Includes court & field lighting, court coverings, and parking improvements*
2. Updating ownership information and regulatory documents
3. Amending permitted uses consistent with the removal of the Commercial Limited Future Land Use designation
 - *Marina becomes a permitted use in CG/I*

Proposal Summary (cont.)

4. Adding additional buffering and design requirements to ensure compatibility with surrounding uses
 - *Western buffer established, eastern & wetland buffers programmed, dark sky compliant lighting for new fields*
5. Misc. clean-up revisions for clarity and consistency
 - *Adding site amenities, replacing classrooms with student union building, reconfiguring guard gate*
6. Adding timeline for construction of overflow parking on site if parking or traffic impacts adjacent neighborhoods
7. Adding requirement for revised Operations and Parking Management Plan if uses on site increase.

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.

Key Protections in PUD

Buffer & Berm Requirements

- 50-ft west property buffer
- Earthen berm for added height and noise mitigation
- Enhanced landscaped buffer along southeast property line:
 - 50-ft building setback
 - 30-ft continuous opaque landscaped buffer adjacent to property line
 - Remaining 20-ft may include paving (no structures)
 - Installed concurrently with any site construction in "Future Special Event Parking" area

Noise Mitigation

- Berm and landscaping designed to reduce sound transmission
- City's noise ordinance applicable

Wetland Buffer

- Minimum 50-ft setback with protective measures
- Landscape plan must delineate wetland and buffer per City Natural Resources Code (Sec. 157.05)

Key Protections in PUD

Parking Overflow Controls

- Overflow parking prohibited on adjacent streets
- Designated on-site overflow areas
- Submit construction plans for overflow parking within 3 months of City notice
- Complete and open overflow parking within 9 months of City notice
- Update traffic management plan after completion; additional solutions may be required if parking remains limited

Lighting Standards

- Shielded, dark-sky friendly fixtures to minimized spillover
- Photometric plan required; footcandle readings near zero at property line
- Sports courts and field lighting:
 - Turned off within 1 hour after game/play concludes

Environmental Review *(December 2025)*

Listed Species Observed On Site:

- Osprey
- Sandhill Crane
- Loggerhead Shrike
- Wood Stork
- Great Blue Heron
- American Alligator

Gopher Tortoise Survey:

- 100% survey completed by FWC-licensed agent; no burrows observed

Upland Habitat:

- No native upland habitat present

Wetlands:

- Wetlands under State and Federal jurisdiction identified on site.

Entitlements

Current Uses:

- 335 Resort Rooms
- 150 Students
- 100 Slip Marina
- Ancillary support resort amenities and academy accessory uses

Proposed Uses:

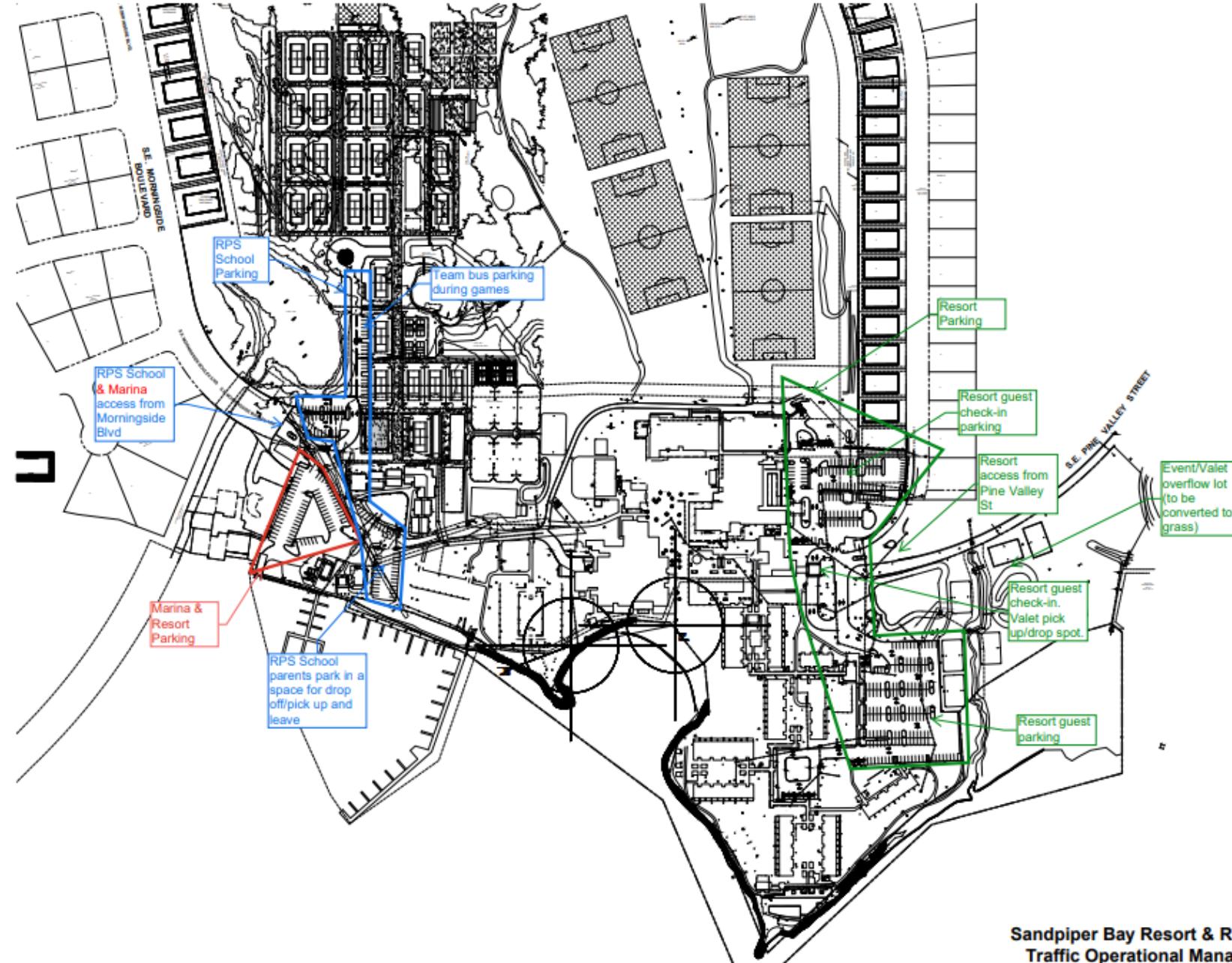
- 335 Resort Rooms
- 150 Students
- 100 Slip Marina
- Ancillary support resort amenities and academy accessory uses
- Expanded academy accessory uses

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.

Traffic Operational Management Plan

- Resort
- Academy
- Marina



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.

Advancing the Strategic Plan

The PUD amendment advances Strategic Plan Goal 2: *Strategic Growth for a Resilient Future.*

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds 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.

Planning and Zoning Board Recommendation

At the January 20, 2026, Planning and Zoning Board meeting the Board recommended approval of the proposed PUD amendment with the following condition:

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