



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:	
Agent(s):	
Applicant:	
Location:	

Surrounding Land Uses

Direction	Future Land Use	Zoning	Existing Use
North			
South			
East			
West			

Proposed PUD Concept Plan

Proposal

Staff Analysis

Findings

- In accordance with Policy 1.1.4.13 of the Future Land Use Element, the Planned Unit Development (PUD) Zoning District is considered compatible with the Commercial General (CG)

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 conditions:

1. The applicant will enter into a Revocable Encroachment Agreement prior to site plan approval.
2. The applicant will coordinate with the city on appropriate roadway mitigation which may include proportionate share as part of the 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.