



Sandpiper Bay

Small-Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board

October 7, 2025

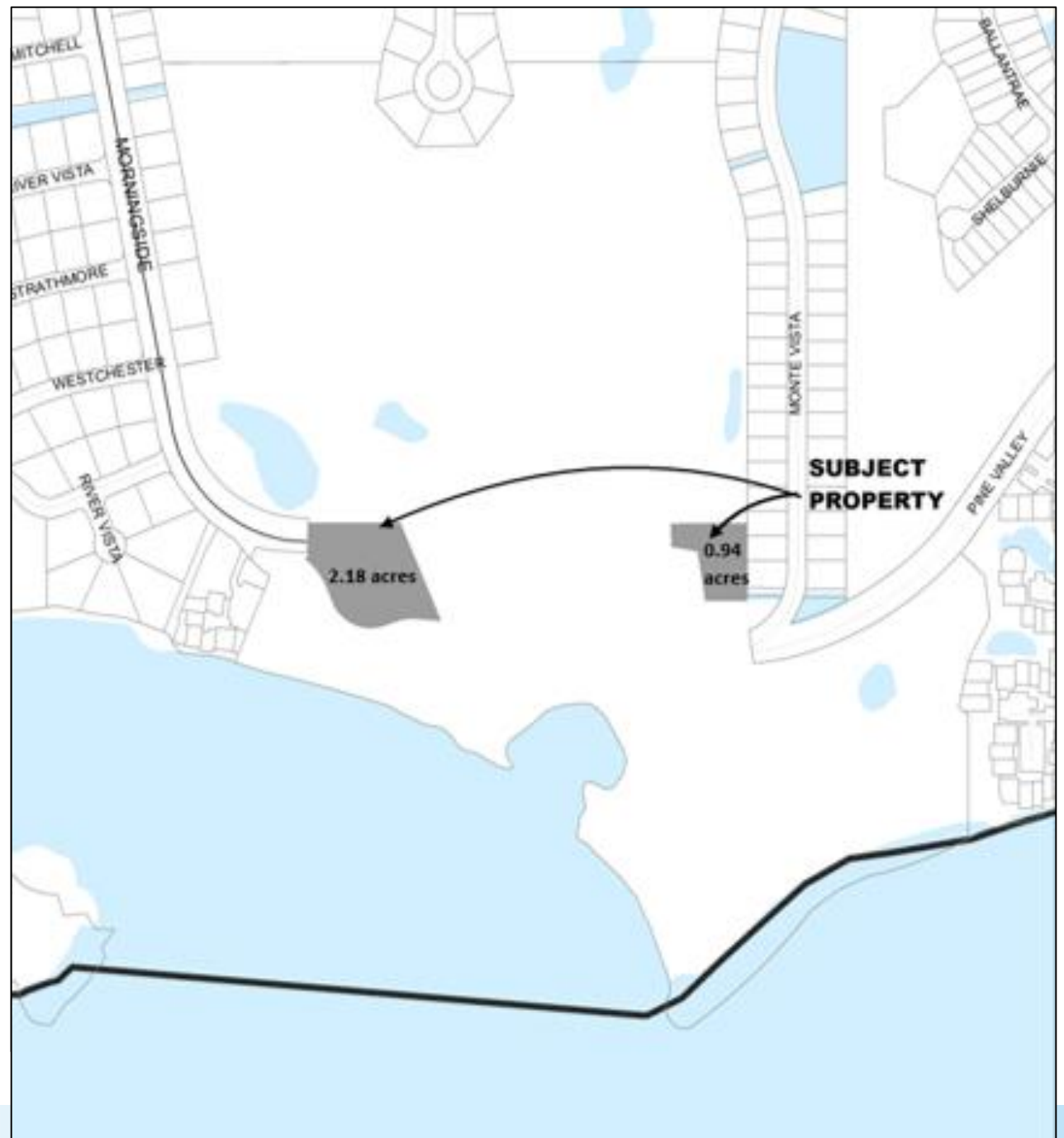
Bethany Grubbs, Senior Planner

Request Summary

Applicant's Request:	A request to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I)
Applicant:	The City of Port St. Lucie
Property Owner:	Altitude Prop Co, LLC
Address:	3500 SE Morningside Boulevard
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.

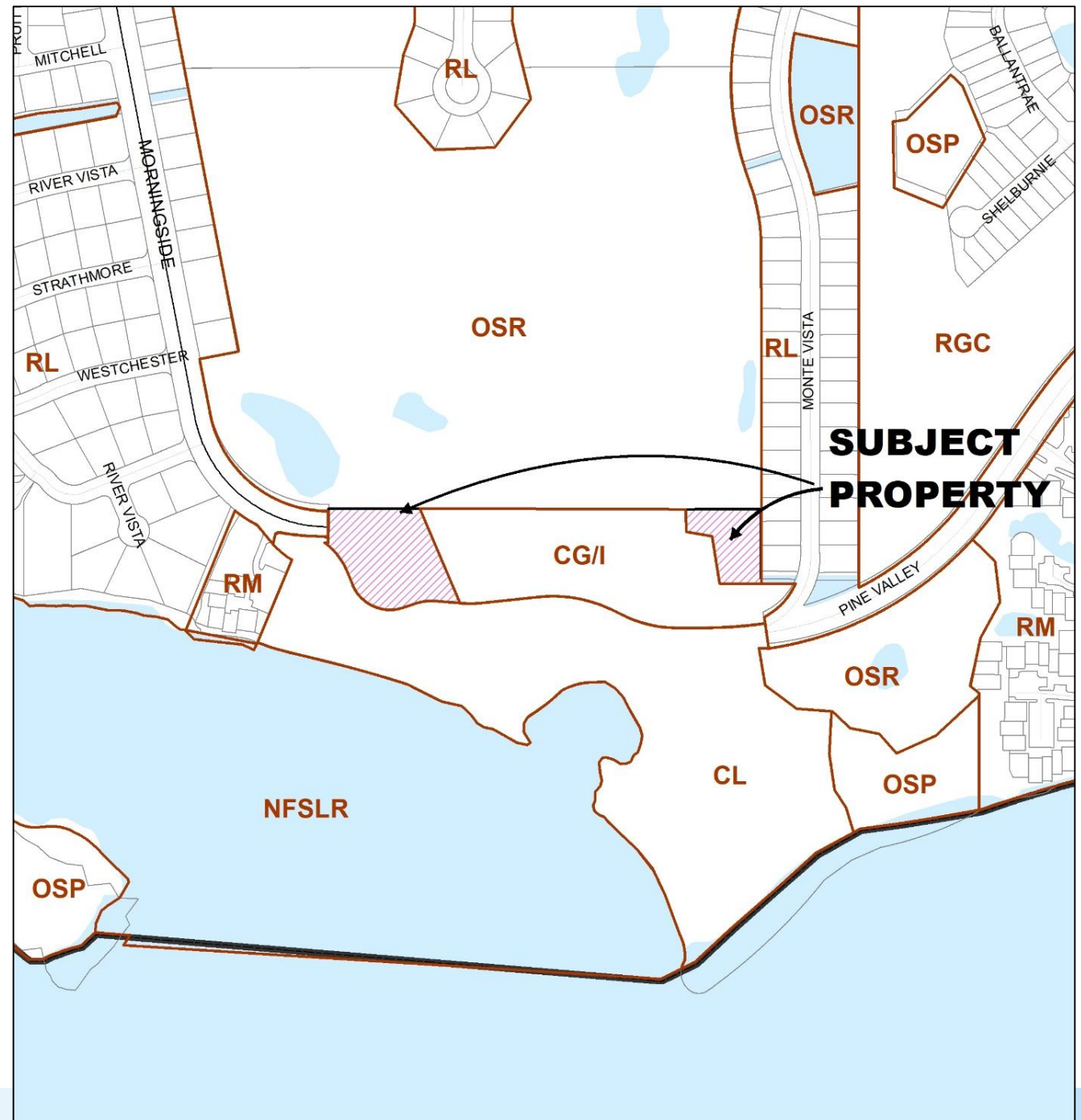
Surrounding Uses

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



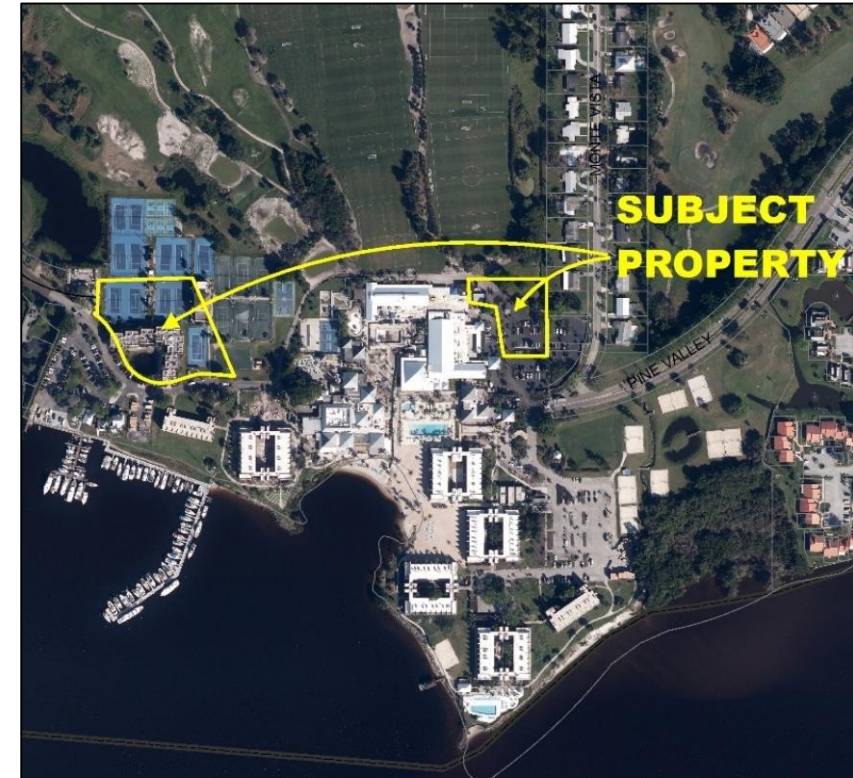
Proposed Land Use Change

OSR to CG/I



BACKGROUND

- Substantial renovations are underway on the Club Med property and certain regulatory inconsistencies have come to light.
- The former staff housing building is being converted to dormitories for on campus living and a new building is proposed that encroaches in the OSR designated land.
- To cure the inconsistencies the city is amending the land use for two area totaling 3.12 acres.
 1. 2.18 acres (west)
 2. 0.94 acres (east)
- Although the land use is OSR, the land is developed and not functioning green space. Instead, they are paved, developed, and fully part of the school campus. This is a cleanup step.
- There are no changes to the inactive golf course area.



Justification

- The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.
- Per Policy 1.1.4.4, the Institutional (I) land use is designed to accommodate both public and private institutional sites such as schools and their accessory uses.
- Per Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.

Adequate Public Facilities

- The proposed future land use amendment is expected to have a net increase in the demand for potable water by 5,097 gallons per day and wastewater by 4,332 gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- This is a developed site that is already served by the City of Port St. Lucie Utility Services Department.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE of PM Peak hour trips.

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

Level of Service Impact Analysis

- No impacts to parks or public schools for the proposed non-residential land use amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- 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, but not in the area subject to this proposed land use amendment.

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 that the Planning and Zoning Board recommend approval to the City Council.