



Sandpiper Bay PUD
Small-Scale Comprehensive Plan Future Land Use Map Amendment

City Council Meeting
December 2, 2024
Bethany Grubbs, Senior Planner

Request Summary

Applicant's Request:	A small-scale future land use map amendment to change the future land use to change the future land use designation from Commercial Limited (CL) to Commercial General/Institutional (CG/I) for 6.83 acres of the overall project site
Applicant/Property Owner:	Store Capital Acquisitions, LLC
Agent(s):	KEITH and MPLD Consulting
Location:	3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Street intersection

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM & N/A	RM-11 & N/A	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



Existing Land Use



Proposed Land Use



Justification

The proposed future land use amendment is supported by goals, objectives, and policies of the Comprehensive Plan.

- Policy 1.1.4.4: The City shall provide the following land use designation for institutional land uses:
 - a. Institutional (I). This category combines both public and private institutional land uses from previous plans into one category. It is designed to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

Adequate Public Facilities

Policy 1.1.3.1 states:

The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drainage

Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to have no net change in the demand for potable water and wastewater 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.
- The proposed future land use amendment is expected to result in an increase in average daily trips by 132 daily trips and 13 p.m. peak hour trips.
- No impacts to parks or public schools from the proposed 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.

Traffic Impact Analysis

- Change in Future Land Use designation results in an INCREASE of Average Daily and PM Peak hour trips.

Existing Future Land Use	Students	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	117	Private School	534	254	47
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 (Increase)				(+) 132	(+) 13

Staff Recommendation

- The Planning and Zoning Board unanimously recommended approval at their meeting on November 9, 2024, with the following conditions of approval:
 1. All comments outlined in the Consultant's October 28, 2024, letter Traffic Consultant must be addressed in a manner satisfactory to the Public Works Department prior to this item being considered by City Council. *Satisfied*
 2. If condition 1 is not met, this application, at staff's discretion, will either (i) not go forward to City Council until the condition is met; (ii) receive a recommendation from staff to be tabled until the condition is met; or (iii) receive a recommendation from staff of denial. *Satisfied*
- The Planning & Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan.