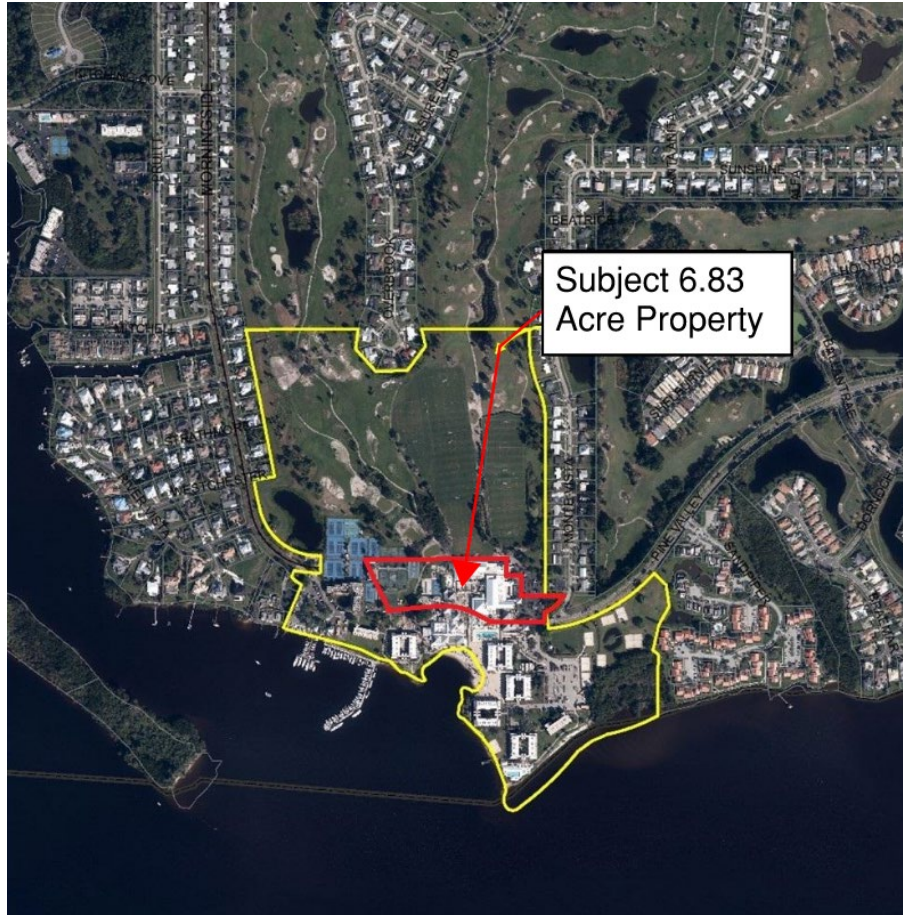


**Sandpiper Bay (fka Club Med Sandpiper) PUD
Small-Scale Comprehensive Plan Amendment
P24-130**



Project Location

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.
Agent(s):	KEITH and MPLD Consulting
Property Owner/Applicant:	Store Capital Acquisitions, LLC
Location:	Generally located at the SE Pine Valley Street and SE Monte Vista Steet intersection.
Address:	3500 SE Morningside Boulevard
Project Planner:	Bethany Grubbs, Senior Planner

Project Description

The City has received an application from KEITH and MPLD Consulting, acting as the agent for Store Capital Acquisitions, LLC, the property owner, for a small-scale future land use map amendment for the property located at 3500 SE Morningside Boulevard, within the Sandpiper Bay (fka Club Med Sandpiper) Planned Unit Development (PUD). This PUD encompasses approximately 223.72 acres and is divided into two parcels. This application specifically addresses a 6.83-acre segment of the overall 96.46-acre southernmost property of the PUD.

At present, the approved site plan designates this area for 52,428 square feet of entertainment and conference center space, categorized under the Limited Commercial (CL) land use classification. The primary objective of this land use amendment is to ensure compatibility with the existing operations on the property, which currently houses a school focused on sports training and includes ancillary soccer fields. The proposed change in land use designation aims to formalize the school’s activities within the Planned Unit Development (PUD).

According to the application materials, the school currently has an active enrollment of 117 students and offers educational services centered around sports. This makes the Commercial General/Institutional (CG/I) designation more appropriate for its intended use. A companion Planned Unit Development (PUD) Amendment application (P24-111) has been submitted to allow schools as a permitted use within the Sandpiper Bay Planned Unit Development (PUD).

Public Notice Requirements

Public notice was sent to owners within 750 feet; and the file was included in the advertisement for the October 24, 2024, Planning & Zoning Board.

Location and Site Information

Parcel Number:	4423-210-0001-000-3
Property Size:	6.83-acres (area of impact)
Legal Description:	See attached survey
Current Future Land Use:	Commercial Limited (CL)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Resort with ancillary uses and amenities and a school facility with programs focused on training in sports including soccer fields
Requested Future Land Use:	Commercial General/Institutional (CG/I)
Proposed Use:	Resort with ancillary uses and amenities and a school facility with programs focused on training in sports including soccer fields

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

RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential, RS-2- Residential, Single-Family, RS-3-Residential, Single-Family



Existing Land Use Map



Proposed Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The current future land use category, Commercial Limited (CL), does not permit any institutional uses. The petitioner wishes to modify a portion of the parcel’s current land use designation from Commercial Limited (CL) to Commercial General / Institutional (GC/I) to permit a private school. This land use would not have any major impact on the surrounding parcels, would not be conducive to more intense land uses when compared to Commercial Limited’s permitted commercial uses, and is compatible with surrounding future land uses. This request is consistent with Objective 1.1.4 in the Future Land Use Element of the City of Port St. Lucie’s Comprehensive Plan:

Objective 1.1.4 “Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities”

Land Use Consistency: Policy 1.1.4.4 identifies the Institutional Future Land Use Classification as designed to accommodate both public and private institutional sites such as schools.

Staff Analysis: The proposal to amend the future land use for the subject property to the Commercial General/Institutional (CG/I) classification is consistent with the permitted uses outlined in the pending first amendment to the Sandpiper Bay (fka Club Med Sandpiper) PUD.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	N

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in the future land use designation from commercial to institutional, potable water demand is expected to be no net change in gallons per day (gpd) or wastewater demand. This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as show below:

Existing Future Land Use	Acreage	Max. Development	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CL	6.83	119,006 (40%)	125 gpd (per 1000 sq ft)	14,876	12,645
Total Existing FLU				14,876	12,645
Proposed Future Land Use	Acre	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG/I	6.83	119,006 (40%)	125 gpd per 1000 sq ft)	14,876	12,645
Total Proposed FLU				14,876	12,645

Transportation: A traffic impact statement was performed by Simmons & White and reviewed by the City's 3rd party traffic consultant.

Currently the site is partially utilized by a private school that was not originally allowed in the PUD documents. Based on this, the school was not included in any original traffic approval. This Traffic Impact Statement included an analysis for 150 private high school students.

According to the Institute of Traffic Engineers Trip Generation Manual, 150 private high school students would generate 60 PM Peak hour trips. The private school is currently operating with 117 students which is 47 PM Peak hour trips. Even though the school traffic was not originally approved, the increase in students over what is currently operational will result in only 13 additional PM Peak hour trips over what is existing today. This amount of traffic is considered to be negligible impacts for the area.

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

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not anticipated to have any impacts on the level of service for parks since the application is for a non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: N/A

Environmental: 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 on the southeastern boundary of the site which is located on the North Fork of the St. Lucie River.

Flood Zone: The flood map for the selected area is number 12111C0406K and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council with the following conditions:
 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.
 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.
- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.