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

Planning and Zoning Board  
January 20, 2026  
Bethany Grubbs, AICP, Senior Planner/Public Art Program

# Request Summary

<b>Applicant's Request:</b>	The request is for a small-scale Future Land Use Map amendment to modify the designation of three portions of the subject property, totaling approximately 28.6 acres, from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I).
<b>Applicant(s):</b>	KEITH and MPLD Consulting
<b>Property Owner:</b>	Altitude Prop Co, LLC
<b>Address:</b>	3500 SE Morningside Boulevard
<b>Location:</b>	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

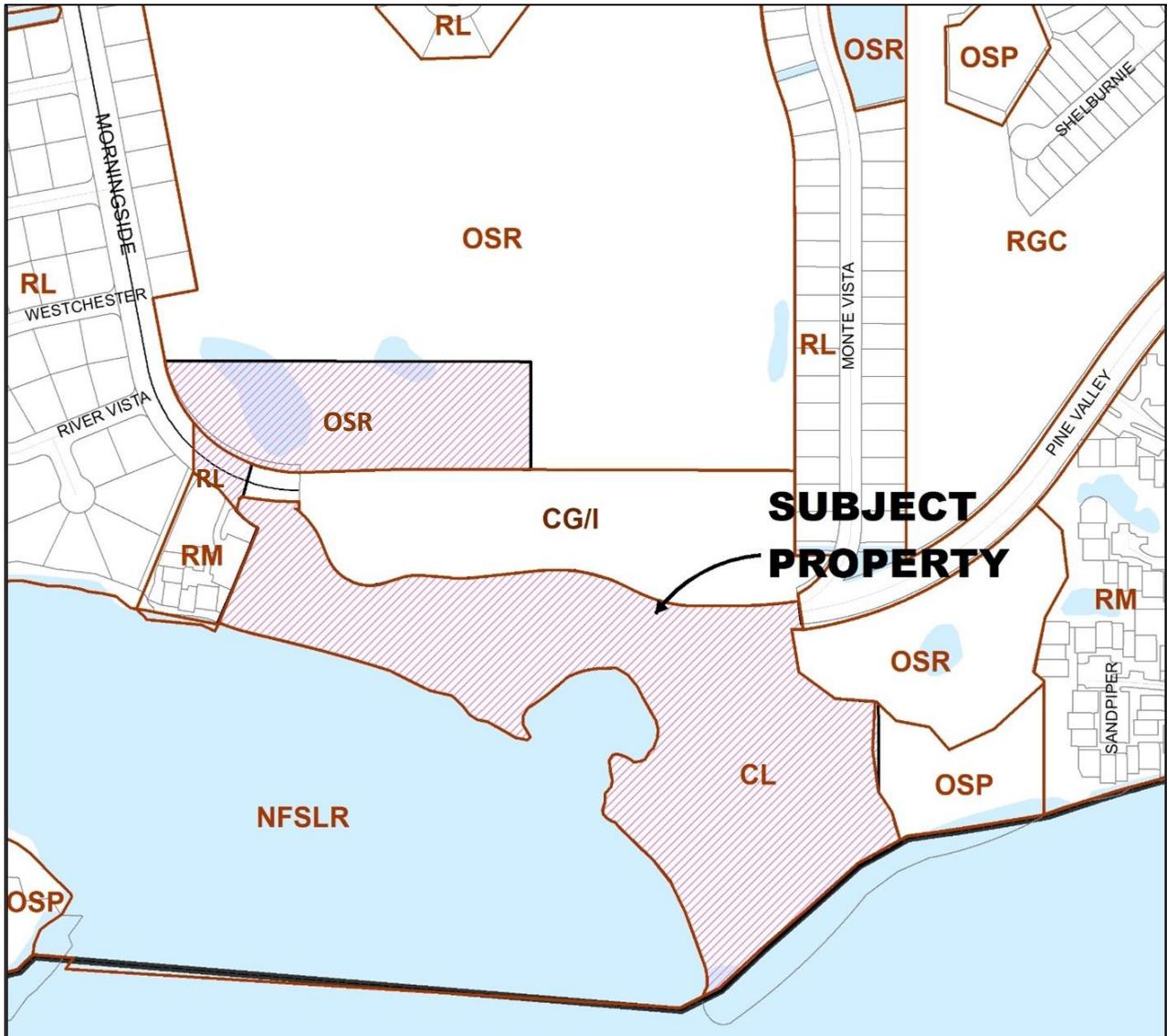
# Surrounding Uses

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

*RL, OSR, & CL to CG/I*



# Background

- The applicant is requesting an amendment to the City's Future Land Use Map to redesignate approximately 28.6 acres of property from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).
- The proposed amendment applies to three distinct portions of the property: western terminus of SE Morningside Boulevard - a previously abandoned right-of-way, the southern portion of the site - currently developed with resort buildings and associated uses, and the western open space area - currently used for sports fields affiliated with the on-site academy.
- The amendment seeks to consolidate the resort, academy, and marina under a single, appropriate designation.

# Justification

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

- Per Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.
- 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.
- Beyond Comprehensive Plan consistency, the amendment advances Strategic Plan goals of Building a Smart & Connected City and Fostering a Diverse Economy & Employment Opportunities.
  - The amendment strengthens the resort and academy's ability to operate effectively, contributing to tourism, hospitality, and educational programming that broaden and diversify the local economy.

# Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

# Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to have a net increase in the demand for potable water by 14,581 gallons per day and wastewater by 12,393 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 subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- There are no anticipated impacts to parks or public schools, as the amendment does not involve residential development.
- The subject property contains approximately 40 acres of upland habitat and an estimated 1.23-acre wetland that is under preservation.

# Traffic Impact Analysis

The proposed Small Scale Comprehensive Plan amendment is not expected to generate additional traffic beyond what is already approved for the existing resort, marina, and school.

City's Analysis of Trip Generation Rates				
Existing Land Use	ITE Code	Intensity	Daily Trips	P.M. Peak Hour
RL	210 (Single-Family Detached)	2 DU	19	2
OSR		83,635 SF	2,541	308
CL	430 (Golf Course)	379,843 SF	14,058	1,554
	820 (Shopping Center (>150k))		16,618	1,864
Proposed Land Use	ITE Code	Intensity	Daily Trips	P.M. Peak Hour
CG/I	820 (Shopping Center (>150k))	498,326 SF	18,443	2,038
Net Difference (Increase)			(+) 1,825	(+) 174

# 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.

## **Planning and Zoning Board - Action Options**

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table the item

**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.