

**Sandpiper Bay Resort
Small-Scale Comprehensive Plan Amendment
P25-157**



Project Location

SUMMARY

Applicant's Request:	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).
Applicant/Agent(s):	KEITH and MPLD Consulting
Property Owner:	Altitude Prop. Co., LLC
Location:	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
Address:	3500 SE Morningside Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City has received a request for a small-scale future land use map amendment submitted by Altitude Prop. Co. LLC and represented by KEITH and MPLD Consulting for the property located at 3500 SE Morningside Boulevard, within the Sandpiper Bay Planned Unit Development (PUD). This PUD encompasses approximately 219.87 acres and is divided into two parcels. This application specifically addresses three areas located on the southern parcel.

The purpose of this amendment is to consolidate the resort, academy, and marina area under a single, appropriate land use designation. The proposed change would reclassify three portions of the property, totally approximately 28.6 acres, currently designated as Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I). It is a cleanup item that corrects outdated and inconsistent land use assignments and ensures the Future Land Use Map reflects the actual and intended uses of the property. There is a companion PUD amendment application (P25-158) to revise the PUD concept plan, update ownership and the permitted uses, and other miscellaneous changes.

Background

Historically, the resort had a Limited Commercial (CL) future land use which was established with the adoption of the city's first comprehensive plan in 1985 and a zoning designation of Commercial Resort (CR). The CR zoning designation was eliminated from the Zoning Code in 1999, and the property was assigned the General Commercial (CG) zoning district. This change created issues with compatibility between the future land use and zoning designation. In 2010 the property was rezoned to PUD, which included the resort and marina as permitted uses. The future land use and PUD were amended in January of 2025, to allow the educational academy on the northern portion of the site. The future land use was most recently amended in November of 2025, to change two small areas for the existing educational academy that encroached into the Open Space Recreation (OSR) land use area. These changes are further described below.

The RL designation applies to a previously abandoned right-of-way. This designation was originally applied because RL is commonly assigned to roadway corridors adjacent to single-family residential land uses. Research confirms the right-of-way was abandoned years ago, but the Property Appraiser's map was never updated to reflect the lot line shift. A CPA is required to correct the Future Land Use Map, although the area is already zoned PUD and included within the Sandpiper Bay Resort PUD boundary. This area currently contains the resort's maintenance building, which will be removed and replaced with parking for the academy's athletic fields.

The area designated as OSR is actively used for sports courts and fields and does not contain preserved vegetative open space. The applicant proposes to expand recreational programming in this area, including additional sports courts and fields. The driving range is no longer planned. All proposed sports fields will be located southwest of the residential peninsula known as the "bunny ears." The defunct golf course will remain largely unaffected, with the exception of perhaps one former hole.

Recent Land Use Amendments

Under new ownership, Sandpiper Bay has undergone several land use amendments to align the Future Land Use Map with existing operations and improvements.

The first amendment (P24-130) reclassified approximately 6.83 acres from Commercial Limited (CL) to Commercial General/Institutional (CG/I) to ensure compatibility with the school's ongoing sports training programs and associated soccer fields, thereby formalizing activities already occurring on-site.

The second amendment (P25-154), approved by Council on November 10, 2025, addressed regulatory inconsistencies by changing 3.12 acres from Open Space Recreation (OSR) to CG/I. This included a 0.94-acre area between existing fields and parking, and a 2.18-acre area at the southern end of SE Morningside Boulevard, where staff housing had been constructed.

Public Outreach

The applicant held two public outreach meetings with neighboring residents, both attended by City staff. The first, tied to the prior land use change, took place on September 16, 2024, at the Saints Golf Course. As the project evolved, a second meeting was held on February 10, 2025, on-site at the property, where the applicant presented the proposed amendment and addressed resident questions. City staff provided the applicant with the adjacent property mailer list for residents within 750 feet.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the January 6, 2026, Planning & Zoning Board meeting.

Location and Site Information

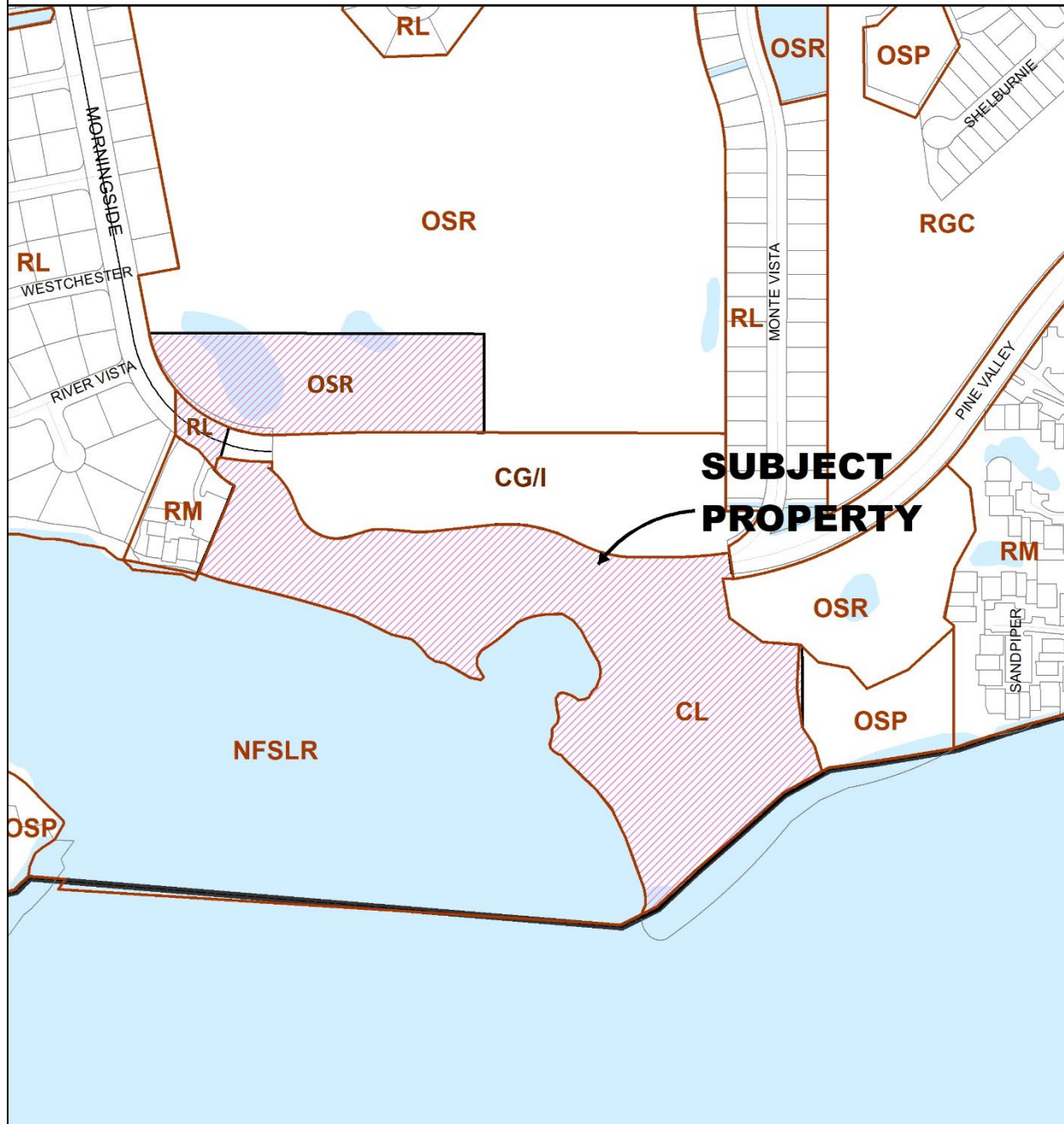
Parcel Number:	4423-210-0001-000-3
Property Size:	28.6-acres (area of amendment)
Legal Description:	Portions of Section 23, Township 37 South, Range 40 East
Current Future Land Use:	Open Space Recreation (OSR), Commercial Limited (CL), Residential Low (RL)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	A resort, marina, and a school campus with programs focused on training in sports
Requested Future Land Use:	Commercial General/Institutional (CG/I)
Proposed Use:	Addition of sports fields

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

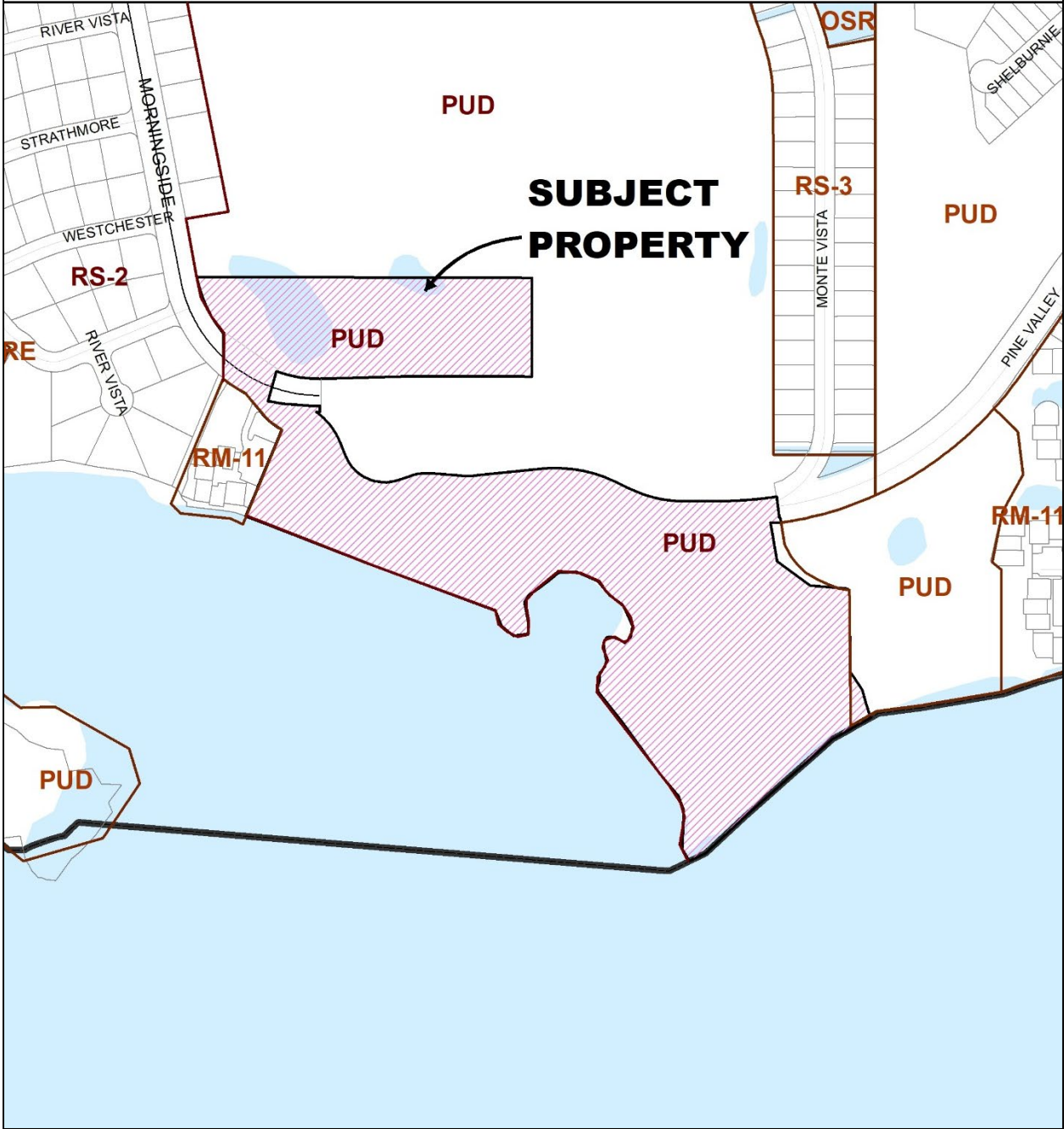
RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential (1 du/ac), RS-2- Residential, Single-Family (2 du/ac), RS-3-Residential, Single-Family (3 du/ac)

FUTURE LAND USE



Existing Land Use Map

EXISTING ZONING



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

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.

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

Land Use Consistency (Policy 1.1.4.2): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the Commercial General (CG) Future Land Use Designation to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.

Land Use Consistency (Policy 1.1.4.4): Policy 1.1.4.4 of the Future Land Use Element states the City shall provide the Institutional (I) Future Land Use Designation 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.

Staff Analysis

The proposed amendment is consistent with the City of Port St. Lucie Comprehensive Plan by correcting outdated land use designations and consolidating the resort, academy, and marina areas under a single, appropriate category. This action ensures that land use assignments accurately reflect both existing and intended uses. By changing land use designations such as RL and CL that no longer represent current conditions, the amendment restores the resort to a conforming status. In addition, it supports recreational and institutional uses by facilitating the expansion of sports fields and academy programming through the consolidation of land use categories.

Beyond Comprehensive Plan consistency, the amendment advances Strategic Plan goals of building a Smart & Connected City and fostering a Diverse Economy & Employment Opportunities. While not directly tied to targeted industry job creation, 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.

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 residential, open space, and commercial to commercial/institutional, potable water demand is anticipated to result in a net

increase in gallons per day (gpd), along with a corresponding increase in wastewater demand. This evaluation is based on the most intensive potential use scenarios, comparing both existing and proposed land use categories and considering the total building coverage permitted under each designation.

Water and Wastewater Calculations by Land Use					
<i>Future Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Level of Service</i>	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (gpd)
RL	0.4	2 Dwelling Units	115 gpcd	230	196
OSR	6.4	83,635 SF (30 % Coverage)	0 gpd*	0	0
CL (Existing)	21.8	379,843 SF (40% Coverage)	125 gpd	47,480	40,358
				47,710	40,554
CG/I (Proposed)	28.6	498,326 SF (40% coverage)	125 gpd	62,291	52,947
Net Difference (Increase)				(+) 14,581	(+) 12,393

* The City does not have a level of service calculation for the OSR land use since the OSR land use limits development to parks, playgrounds and other recreational uses. Per the Utility Systems Department, plans for open space use development are reviewed based on a case-by-case basis at the time of site plan review.

Transportation: A traffic impact statement was prepared by Simmons & White and reviewed by the City's third-party traffic consultant. The proposed future land use change is anticipated to generate approximately 6,682 net new daily trips, including 161 AM peak hour trips and 600 PM peak hour trips. Although ITE trip generation rates suggest a potential increase in trips, the operation of this site is not changing as it has been operating and therefore it is not anticipated to experience an increase as it is today.

Summary of Trip Generation Rates				
<i>Existing Land Use</i>	<i>ITE Code</i>	<i>Intensity</i>	<i>Net Daily Trips</i>	<i>Net P.M. Peak Hour</i>
OSR	430 (Golf Course)	185.9 AC	695	52
CL	820 (Shopping Center (>150k))	503,553 SF	14,842	1,330
			15,537	1,382
<i>Proposed Land Use</i>	<i>ITE Code</i>	<i>Intensity</i>	<i>Daily Trips</i>	<i>P.M. Peak Hour</i>
OSR	430 (Golf Course)	173.5 AC	649	49
CG/I	820 (Shopping Center (>150k))	731,808 SF	21,570	1,933
			22,219	1,982
Net Difference (Increase)			(+) 6,682	(+) 600

Source: ITE Trip Generation 12th Edition

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 expected to have any impact 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: Not applicable to non-residential land uses.

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 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

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.