

COVER LETTER

Club Med / Sandpiper PUD Phase I Administrative Site Plan
September 13th, 2024

REQUEST

On behalf of the Applicant, KEITH and MPLD Consulting are requesting approval of the phase I administrative site plan for an approximately 96.46 acre parcel, that is a part of the 223.72 acres Club Med / Sandpiper PUD, This request is to allow multiple additions and modifications to the site. The subject property can be identified as Parcel # 4423-210-0001-000-3.

The applicant wishes to modify the current site plan including:

- 1) Modification to the internal walkway layout
- 2) Adding a pool spa building and additional parking spaces
- 3) Modular food/beverage service with pick-up window (adjacent to Building A)
- 4) Modular food/beverage service with pick-up window (adjacent to Building D)
- 5) Addition of a wooden deck near building Q
- 6) Modification to Building O – two elevations from indoor to outdoor space
- 7) Modifications to existing outdoor areas
- 8) Modifications to the landscape of the site

SITE CHARACTERISTICS / PROPERTY LOCATION

The subject property is located at 3500 SE Morningside Boulevard in Port St. Lucie, Florida. It consists of approximately 96.46 acres and is owned by Store Capital Acquisitions LLC. The subject property can be identified by St Lucie County Property Appraiser as Parcel # 4423-210-0001-000-3. The subject property is comprised of three (3) Future Land Use (FLU) designations: Open Space Recreational (OSR), Open Space Preserve (OSP), and Commercial Limited (CL). The subject property is comprised of two (2) Zoning designations of Planned Unit Development (PUD) and Open Space Recreational (OSR).



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DEVELOPMENT HISTORY

The subject property was developed by the General Development Corporation in the 1960s as an unplatted project known as “Sinners Golf Course and Country Club” lying in Section 14 and 23, Township 37 South, and Range 40 East. According to historic aerials and St. Lucie County Property Appraiser, the following structures currently exist on the property:

- Original hotel building with golf course and 4 guest suite buildings (1960-1970)
- 3 guest suite buildings and 3 hotel accessory buildings (1974)
- 2 guest suites building and hotel accessory building (1986)
- Hotel accessory building (1987)
- Hotel accessory building (1991)
- 2 hotel accessory buildings (2009)
- Additional tennis courts (2009-2010)
- Volleyball Courts (2012-2014)

The master PUD for the property, known as “Club Med Sandpiper Resort PUD”, was approved on April 7, 2010 (P#09-047). This PUD set standards for the existing hotel, golf course, conference building, and accessory buildings as well as permitting further amenities (guest room remodel, additional resort amenities, pool facilities, sports facilities). The hotel and golf course were rezoned from CG (General Commercial) and OSR (Open Space Recreational) to PUD (Planned Unit Development).

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SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the subject site:

	FLU Designation	Zoning District	Existing Use
North	Planned Unit Development (PUD)	Open Space Recreational (OSR)	Golf Course
South	North Fork St. Lucie River	North Fork St. Lucie River	North Fork St. Lucie River
East	Medium Density Residential (RM), Residential Low (RL), and Residential Golf Course (RGC)	Multiple Family Residential (RM-11), Single-Family Residential Zoning District (RS-2 and RS-3), Planned Unit Development (PUD)	Multi-Family & Single-Family Residential
West	Medium Density Residential (RM) & Residential Low (RL)	Multiple Family Residential (RM-11) & Single-Family Residential Zoning District (RS-2 and RS-3)	Multi-Family & Single-Family Residential

ACCESS:

The main access points to the resort, an eastern entrance/exit on SE Pine Valley St and a western entrance/exit on SE Morningside Blvd, will remain unchanged.

SETBACKS

There will be no changes to setbacks or any new buildings encroaching into any setback.

LANDSCAPING AND OUTDOOR SPACES

The applicant is proposing new highly designed outdoor space improvements both within and around the common areas of the resort. This includes new trees and ground plantings throughout the entire resort area, modifications to the internal walkway layout, enhancements to existing outdoor common areas such as the kid zone’s pools and around the restaurant building (Building Q), and adding brand new outdoor areas such as the gazebo area near Building E. These improvements will provide visitors with relaxing areas to enjoy and gather, and will ultimately enhance the overall feel of the resort.

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HEIGHT:

Pursuant to Section 158-174.E, the maximum height for commercial, office, and institutional uses within a PUD greater than five (5) acres is seventy-five (75) feet. Any structure greater than thirty-five (35) feet in height shall be required to maintain a setback from the property line that is one hundred (100) percent of the building height. All such height requests are contingent upon the approval of a master plan and elevation drawings, which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses. Height of buildings shall be measured in and regulated by the number of stories.

CONCLUSION:

This phase I administrative site plan application seeks approval to update elements to the site plan to improve the built and natural environment of the current resort. With the previous approval in 2010, the applicant demonstrated that this project followed the Port St Lucie Comprehensive Plan, and applicable sections of the City's zoning code. Further, there will be no detriment to the surrounding area. We are renovating and improving the interior flow of the site in addition to providing a revived and new landscape. These improvements will make it an even more desirable destination in the City of Port St. Lucie. With that, and on behalf of the applicant, KEITH and MPLD Consulting, we respectfully request review and approval of the submitted PUD amendment application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'A. Harper'.

Andrea Harper
KEITH

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