



## *Planning Board Staff Report*

**Meeting Date: May 3, 2019**

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**TO:** Marco Island Planning Board  
**FROM:** Daniel J. Smith, AICP – Director of Community Affairs  
**DATE:** April 22, 2019  
**RE:** Site Improvement Plan (SDP): 19-000889 – Clubhouse Renovation

**APPLICANT:**

Mr. Martin Pinckney  
American Engineering Consultants of Marco Island, Inc.  
573 Bald Eagle Dr.  
Marco Island, Florida 34146

**OWNERS:**

Hideaway Beach Association  
250 South Beach Dr.  
Marco Island, FL 34145

**PROJECT ADDRESS:**

250 South Beach Dr.  
Marco Island Florida 34145  
Legal description: HIDEWAY BCH PART OF “OPEN AREA” AKA BCH CLUB PARCEL PR 1090 PG 1101  
Parcel ID: 50030080008  
Acreage: 4.53  
Zoning District: PUD

**PROJECT DESCRIPTION:**

The Petitioner is proposing an expansion of the Hideaway Beach Clubhouse area by 1006 sq.ft. The proposed new structure will contain approximately 24,836 sq.ft. The new area will include expanded terrace space in the ballroom as well as new enclosed second floor deck area. The plans also call for raising the pool deck, removing existing retaining walls, planters, stairs and the construction of a new set of stairs to access the second-floor ballroom.

The property in question is approximately 4.53 acres and is zoned as PUD with a use of “Beach Club” within the Hideaway Beach PUD ordinance. The proposed new area will extend over an existing pool deck which will not increase the site’s impervious groundcover calculation, which according to the contractor will continue to be 55%. There are no indications that listed/ protected species exist on-site, but the owner and developer must submit an approved assessment of the lot which will inform staff’s determination as to whether species are present prior to issuance of building permits.

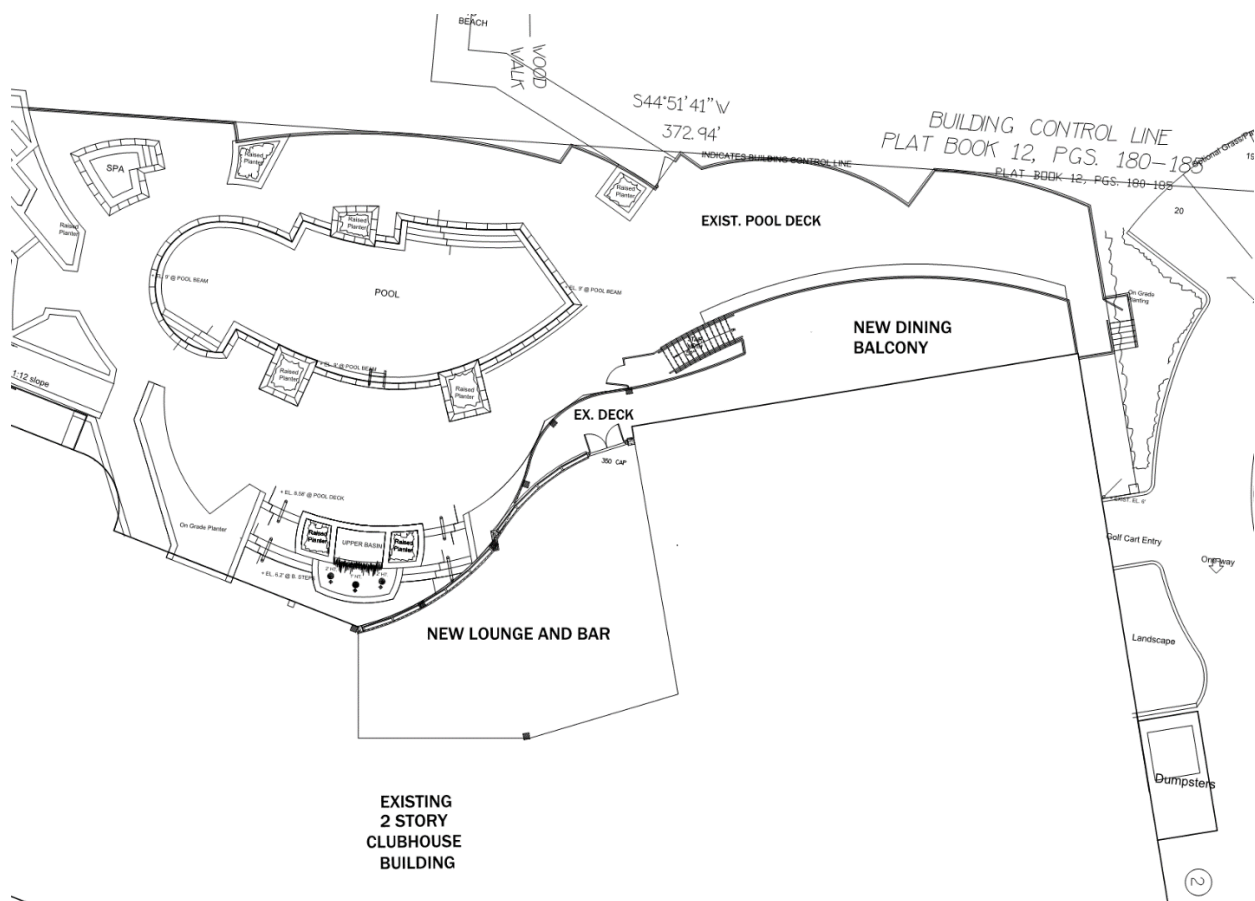
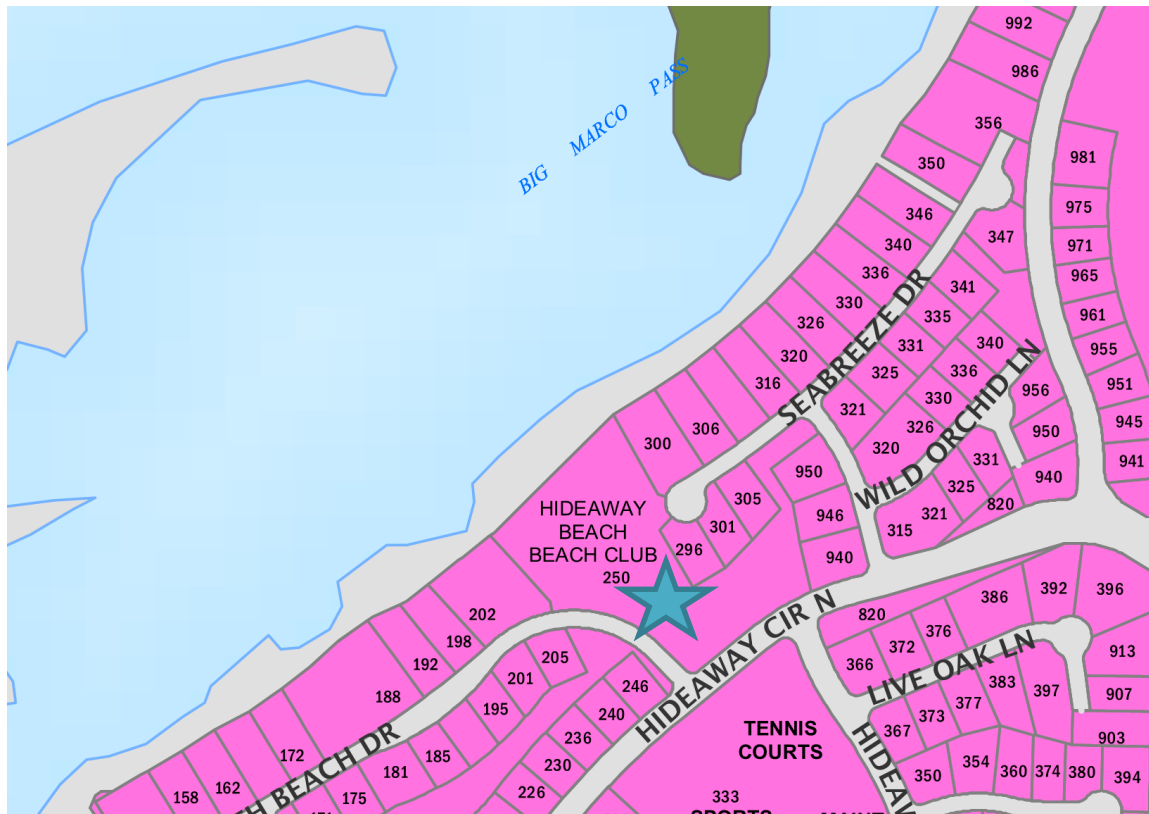
## **LAND USE AND ZONING:**

### Neighboring Conditions:

North:	300 Seabreeze Dr. Undeveloped Lot	PUD (Residential Zoning)
South:	202 South Beach Dr. Developed Lot	PUD (Residential Zoning)
East:	Hideaway Beach Clubhouse Parking Lot	PUD (Commercial Zoning)
West:	Big Marco Pass Open Water	N/A



*1. Site Aerial*



### **STAFF ANALYSIS:**

The Land Development Code (MI sec. 30-677) and the Hideaway PUD (MI ord. 01-09) detail the requirements of this proposed Site Improvement Plan. Staff's review of the plans will require an updated parking matrix and an inventory of existing landscaping prior to approval before the City Council.

### **RECOMMENDATION:**

Staff recommends the following conditions should the Planning Board approve the requested Site Development Plan:

1. This approval is specific to 250 South Beach Dr., Legal description: HIDEWAY BCH PART OF "OPEN AREA" AKA BCH CLUB PARCEL PR 1090 PG 1101, Marco Island Florida 34145.
2. This application and request are specific to the USE only. All applicable City of Marco Island and Hideaway Beach PUD building and zoning codes will apply to the renovation of the clubhouse
3. The developer/ owner must provide to staff an updated parking matrix showing the existing parking spaces and providing for any new required spaces due to an increase in gross-square footage associated with the clubhouse (excluding restaurant and bar area) or an increase in the number of seats in public rooms (seats are counted regardless of whether they are fixed or moveable).
4. An updated landscape plan must be submitted to City staff prior to approval by the City Council. The landscape plan must show the existing trees, buffers, perimeter plantings etc. and must include any new required plantings due to the expansion of the clubhouse area or changes to the parking-lot area.
5. Other Permits. Prior to the commencement of any actual construction, demolition or repair work as may be authorized or permitted by the City, the Petitioner/ Owner must obtain any and all approvals from federal and state governmental agencies, including but not limited to the Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission, if applicable. Those same reports/ approvals must be submitted to Tonia Selmeski, City of Marco Island Environmental Specialist. The City reserves the right to review and re-evaluate its approval or set additional conditions after review of both DEP and FWC project reports.

Daniel J. Smith, AICP

Director of Community Affairs