



City Council Staff Report

Meeting Date: May 20, 2019

TO: Marco Island City Council
FROM: Daniel J. Smith, AICP – Director of Community Affairs
DATE: May 7, 2019
RE: Site Improvement Plan (SDP): 19-000889 – Clubhouse Renovation

PLANNING BOARD MAY 3, 2019 SUMMARY AND RECOMMENDATION:

The Planning Board considered this application at their May 3, 2019 meeting. During the meeting the Planning Board members voiced concerns about parking requirements being met. Staff reminded the Board that all parking requirements in the Hideaway PUD and City's Land Development Code would be followed and that some of the residents and some guests would utilize golf carts or walk to the clubhouse rather than taking cars.

One member of the Board had questions about whether the proposed increase in intensity would require that the landscaping be brought into compliance. Staff noted that a site-plan exists for the clubhouse and any missing or damaged materials would need to be replaced to the standard described in the previously approved landscape plan.

The Planning Board approved Site Improvement Plan for 250 South Beach Dr. with a vote of 7-0.

****BELOW IS THE ORIGINAL STAFF REPORT PROVIDED TO THE PLANNING BOARD****

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.

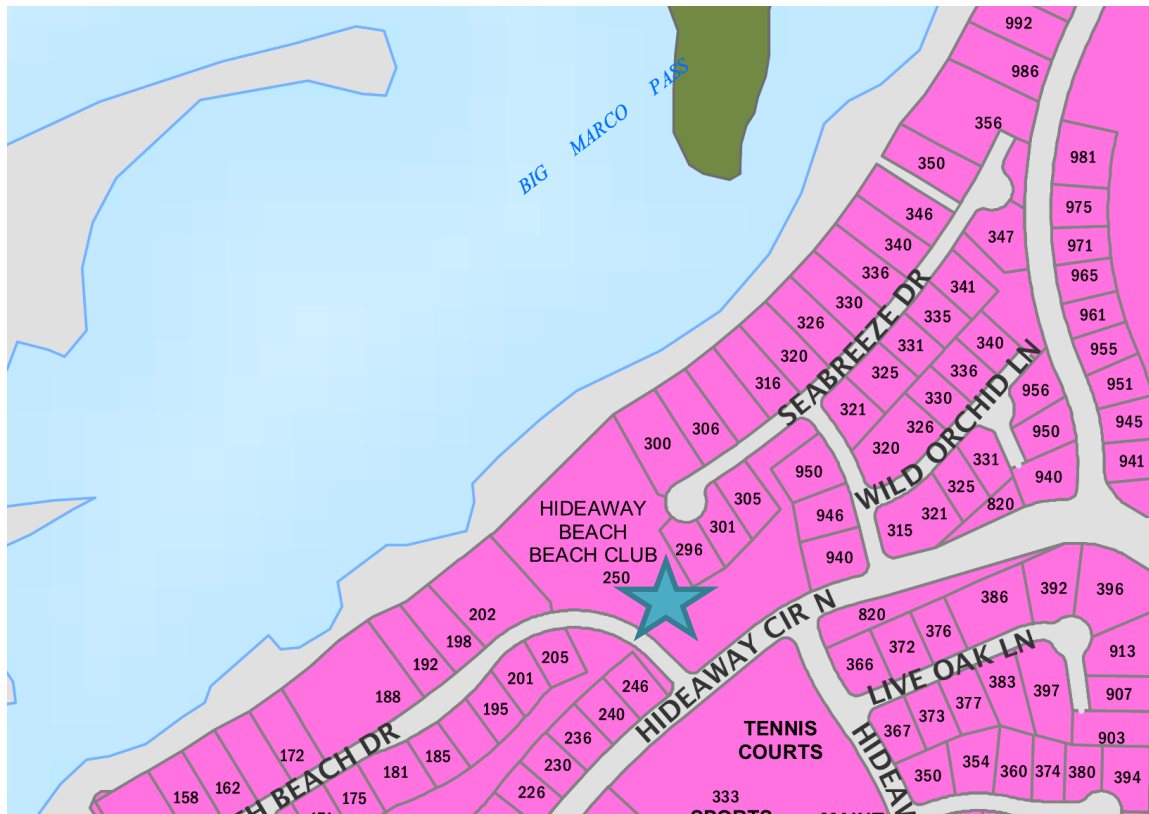
LAND USE AND ZONING:

Neighboring Conditions:

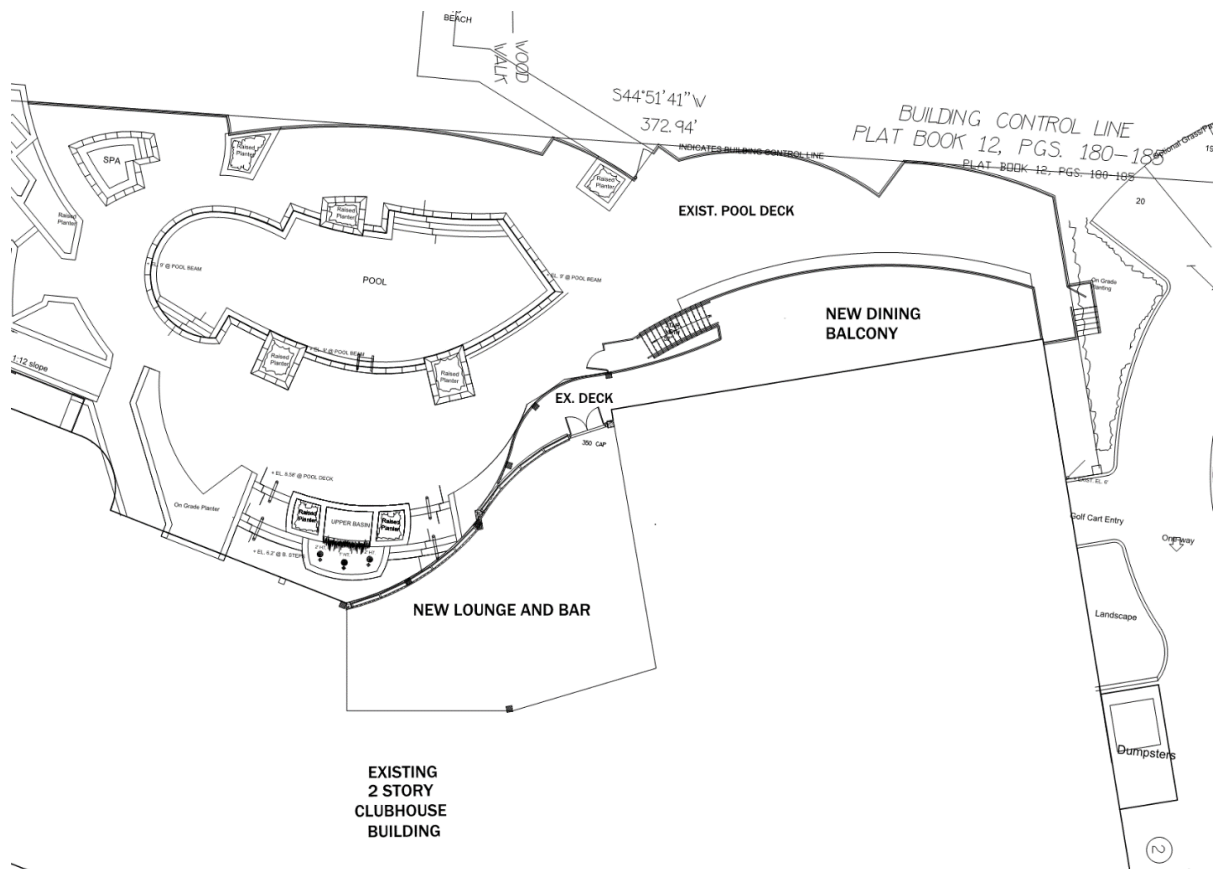
North:	300 Seabreeze Dr. Undeveloped Lot	PUD (Residential Zoning)
South:	202 South Beach Dr. Developed Lot	PUD (Residential Zoning)
East:	Hideaway Beach Clubhouse Parking Lot	PUD (Commercial Zoning)
West:	Big Marco Pass Open Water	N/A



1. Site Aerial



2. Zoning Map



3. Proposed Area of Work

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 for 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. 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