



## Legislation Text

File #: ID 19-272, Version: 1

Agenda Item: 7(a)	Prepared By: Daniel J. Smith, AICP, Director
Business: Site Improvement Plan	Department: Growth Management Department

Subject:

Site Improvement Plan - Hideaway Beach Clubhouse Renovation (SDP-19-000889)

### **BACKGROUND:**

The Petitioner is proposing an expansion of the Hideaway Beach Clubhouse area by 1,006 sq.ft. The expanded and remodeled structure will contain a total of 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 and 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 protected species are present prior to issuance of building permits.

**FUNDING SOURCE / FISCAL IMPACT:** Applicant has paid \$5,025.00 in fees

### **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 the Site Improvement Plan for 250 South Beach Drive with a vote of 7-0.

**POTENTIAL MOTION:** Move to approve.