



Legislation Text

File #: ID 19-678, **Version:** 1

Agenda Item: 10(a)	Prepared By: Daniel J. Smith, AICP, Director
Business: Variance Petition	Department: Growth Management

Subject:

RESOLUTION - A Variance Petition request (VP-19-0101040) to allow for a four (4) foot cantilevered encroachment into the thirty (30) foot landscape buffer, required by the Hideaway Beach Planned Unit Development at the rear of 261 Hideaway Circle S., Marco Island, FL 34145

BACKGROUND:

Mr. Michael Hajjar, agent for the owner, Raymond A. Jean, as trustee or his successor in trust of the Raymond A. Jean Revocable Living Trust dated June 16, 1975, and as amended February 21, 2003, has submitted a variance petition to allow a cantilevered pool deck and screen enclosure to encroach four feet for a length of 85-89 feet into a thirty-foot deep landscape buffer along the rear of the property. The thirty (30) foot deep landscape buffer was required as part of the original approval of the Hideaway PUD approved in 1979 and runs along the rear of 36 Hideaway lots adjacent to the existing residential lots on Kendall Dr., Colonial Ave, and Spinnaker Dr., which lots are in a different subdivision.

The applicant has provided an application that includes the responses to the criteria for review of a variance, site plan, landscape plan and modeled renderings of what the deck will look like. All are attached to this Staff report.

Staff has included a copy of that portion of the Hideaway PUD indicating the required thirty (30) foot landscape buffer.

FUNDING SOURCE / FISCAL IMPACT:

Applicant has paid \$2,000.00 in applicable fees.

RECOMMENDATION:

Staff recommends the Planning Board deny the requested variance based on the attached findings in the Staff Report.

The City will continue to enforce adopted architectural and site design regulations in the adopted Land Development Code (LDC).

POTENTIAL MOTION:

As deemed appropriate.