

MINUTES

NEIGHBORHOOD INFORMATION MEETING

DATE: April 1, 2024

PROJECT NAME: Hideaway PUD Amendment

PETITION NUMBER: REZN-24-000006

This neighborhood information meeting was held on April 1, 2024, at approximately 9:00 AM. The meeting took place at 250 South Beach Drive, Marco Island, FL 34145

In attendance was as follows:

- Counsel for Applicant: Zachary W. Lombardo, Esq., of Woodward, Pires & Lombardo, P.A.
- Applicant: Eamon Murphy and Angie Cheatham
- Charles Crow
- Kitty Miller
- Shirlee Barcic
- Susan Gardner
- John Strobel

Presentation Summary

Note: The below summary is not a transcript, it is a summary derived and prepared based on an audio recording taken during the meeting. Some of the responses have been slightly edited to improve clarity and readability.

Speaker Zachary Lombardo, on behalf of the Applicant, started the meeting by providing a brief explanation of what a Neighborhood Information Meeting is. Mr. Lombardo proceeded to provide a detailed explanation of the requested amendment:

LOMBARDO: And so, what specifically this is, it's an amendment to the Planned Unit Development Ordinance that governs Hideaway. So, Hideaway isn't zoned like the rest of the island, it has its own unique zoning ordinance.

LOMBARDO: And, what we want to do is, we want to take the original PUD, which is Ordinance Number 92-11, and we want to do basically three things. There are two parcels, these here-- 004 and 002 are parcels that Hideaway owns, and they are right next to the golf course, and one of them currently has a Bocce court on it, but there's also a lot next to it.

LOMBARDO: Both of these lots are in the residential tract. They're not in the golf course tract and so as a result, to keep that Bocce court and to do anything with the other tract, there needs to be a rezone to allow that. So the first part of this legitimizes the Bocce, but also adds golf course and playground uses for those lots so that in the site planning for the new golf center, perhaps the golf course could be reworked if they wanted to, to have a little bit of putting come on to that, even if it just comes out to the corner, this would have to be adjusted.

LOMBARDO: Two, in the golf course tract itself, you'll know that there are some pickleball courts over here, and that is not in the current zoning, so this allows and makes that possible and adjusts some set back issues really to conform what's already on the ground.

LOMBARDO: Three, this building is in a different tract. This is the beach club tract, and a long time ago, early 2000s, there were some allowances made to allow golf cart parking here to facilitate some of the parking since it's a golf course community we wanted to add those same things to the to the golf course tract.

Mr. Lombardo proceeded to walk through the requested amendments in further detail with the attendees before concluding and allowing the attendees time to ask questions and discuss.

LOMBARDO: So, it's a pretty small and technical amendment. The main idea and the driving force here is the existing Bocce court and the existing Pickleball courts, legitimizing those so they can be properly permitted, and then cleaning up some of the general language about parking, golf carts and the uses in the two tracts. So, if you have any questions, I appreciate you listening, and I have hopefully answers.

Q. Regarding the two lots, you had stated that it is going to be for Bocce, golf course, and playgrounds and playfields, but not Pickleball. Wouldn't it mean that, by having playfields as a permissible use, this amendment would also include Pickleball as a use for these lots?

A. LOMBARDO: No. This is a defined term in the city's land development code, and this specifically applies to things like children's play equipment, maybe like a soccer field, or something similar, that specifically is *not* a court. So, there is a defined term for that piece. So, pickleball could not fit under that category.

Q. How can we be sure that a Pickleball court would not be placed on the two lots?

A. LOMBARDO: So, one thing we could do to be extremely clear here is we could specifically just put "*not to include pickleball*" in the language.

Q. What would stop a new board from putting up a Pickleball court without a vote of the members?

A. **LOMBARDO:** This this is zoning. So, all it can do is whatever zoning can do. And so, no, as far as what is strictly allowed, we're just setting the [zoning] rules here. I believe the intention of this amendment was not to include pickleball. And so, maybe it should be revised to specifically say "*not pickleball*".

Q. What is the reason that you are doing this amendment now?

A. **LOMBARDO:** Because the site plan is being approved for the building of the golf facility.

Q. So you're not going to tear up the tennis courts, or do anything like that?

A. **LOMBARDO:** To my knowledge, no.

Q. 'Inaudible on recording'

A. **LOMBARDO:** So, there's going to be a second one of these meetings for the actual site plan for the golf course facility building and that will have renderings that show you the full build out, which I assume the community has already seen. I assume it had to come before the board at some point, but that process will tell you exactly what the build plan is. When they went to start that process, the City saw the plan and said "hold on a second-- what are all these things?" So, we had to go back in and address this piece.

Q. So, this is just tentative about what could go there. Nothing is decided? So, you're not saying that things are going to be changed or anything?

A. **LOMBARDO:** Yeah, this is making it possible to make the selection, and then there's a site plan that is coming through right now that will specifically say there's a building here, there's a court here, there's parking lots here, and that will also go to the planning board and it will also have a meeting like this- a neighborhood information meeting- for everyone to look at. But presumably these plans are circulating in the community already.

Q. I heard something about an April 5th meeting?

A. **LOMBARDO:** That is the first hearing on this rezone. The planning board. It goes to the planning board first, and then the City Council, and then after City Council approves, if they approve, then the site plan can actually be approved. So, the site plans are travelling right behind it.

And then there's, you know, building permits. There's a whole series of process here, but I think a lot of this is cleanup work to address some matters that perhaps weren't reviewed as closely as they could have been.

Q. On the current pickleball courts, is that that zoned recreational?

A. **LOMBARDO:** Yes, it's in the golf course tract.

Q. So, there is no problem with the current location of the pickleball courts?

A. **LOMBARDO:** The problem is that pickleball is not listed as a permitted use, but it's in a recreational tract.

Q. What is the setback from the homes?

A. **LOMBARDO:** The current zoning requires 45 feet, not just from the homes, but from the private street edge, which, if you've walked over there, you know it's pretty close to the street edge.

Q. Does that mean tearing the pickleball courts up and then moving them? If we do get this?

A. **LOMBARDO:** If we get this, this is designed to leave things essentially in place.

Q. What if we did nothing?

A. **LOMBARDO:** If we did nothing, the site plan couldn't be approved as the new site plan and which is this problem specifically because you don't have a building there anymore. So in order to build a commercial building, you need the site plan to build the building.

Q. How many members of Hideaway got that certified letter?

A. **LOMBARDO:** It's a pretty extensive area. I don't have the exact number, but around two to three hundred. Certainly every lot adjacent to the golf course, and then I know it went out past your boundary down

here because I got some questions from a few non-Hideaway members on the on the south side. So, most of hideaway would have gotten the notice.