



Legislation Text

File #: ID 24-3613, Version: 1

Agenda Item: 10(b)	Prepared By: Daniel J. Smith, AICP, Director
Business: Ordinance - Second Reading	Department: Community Affairs - Growth Management

Subject:

Ordinance - Second Reading - Requested Amendment (REZN-24-000006) to Hideaway Beach Planned Unit Development (PUD), Allowing Recreation and Parking on Lots 1 and 2, Block 18, Hideaway Beach - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

**BACKGROUND:**

**REQUESTED LAND DEVELOPMENT CODE AMENDMENT:**

Zack Lombardo of Woodward, Pires & Lombardo, P.A., on behalf of Hideaway Beach Association, Inc., has submitted a request to amend the Hideaway Beach PUD. The proposed amendment would specifically allow for recreational uses, such as Pickleball and Bocce Ball, as a use in the Golf Course Tract, and similar recreational uses with associated parking on Lots 1 and 2 of Block 18, Hideaway Beach, Single Family Residential Tract within the PUD.

**FIRST READING:**

At the May 6, 2024, City Council meeting, this item was heard and approved 7-0 with the changes recommended by the Planning Board.

**PLANNING BOARD:**

The Planning Board heard this item on April 5, 2024. There was discussion about parking, the use of Pickleball, Tennis, and other related activities. There was also discussion regarding changes that are consistent with the Hideaway Beach PUD. Staff brought forward a recommendation to amend the proposed PUD language to exclude Pickleball, Tennis, and other related racket uses from lots 1 and 2.

The Planning Board voted 7-0 to forward a recommendation of approval to the City Council to approve the revised amendment language to exclude Pickleball, Tennis, and other related racket uses from lots 1 and 2.

**FUNDING SOURCE / FISCAL IMPACT:** Applicant has paid \$7,160.90 in applicable fees.

**PUBLIC NOTICE REQUIREMENTS:** 166.041(3)(c) F.S. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing.

**NOTICE APPEARANCE DATE(S):** First reading advertisement 4/23/2024; Second reading advertisement 5/10/2024.

**RECOMMENDATION:**

Staff recommends the City Council approve the requested PUD language with changes recommended by the Planning Board on the below findings:

1. There is a need for this amendment to allow for the convenience of the Hideaway Beach PUD residents to have additional recreational uses within an area that provides other needed services.
2. This amendment is in keeping with the Future Land Use Element, Objective 2.1, Policy 2.1.2 of the Future Land Use Element of the City of Marco Island Comprehensive Plan which states that the City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within the zoning districts contained in the adopted LDC. The purpose for the reviews will be to ensure compatibility between land uses, that the needs of residents, businesses, and those they serve are met on-island to the extent possible, and that emerging and modern uses are addressed through the City's regulatory framework.

**POTENTIAL MOTION:**

Move to approve Ordinance 24-12 with the listed findings.