



TECHNICAL SOLUTIONS

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Waterfront at Lake Havasu

April 22, 2025

Overview

This Citizen Review Report is being performed in association with a request for a Major General Plan Amendment from Open Space & Park (OSP) to Resort-Related Island (RE-ISL), Resort Residential (RE-RES), and Commercial Mixed Use (CMU) land use designations as well as a rezoning from Golf Course (GC) to Island Body Beach Planned Development Overlay (I-B/PD) to an approximately 91.09+/- gross acre site located in the vicinity of the eastern portion of the Island at the intersection of Beachcomber Boulevard and McCulloch Boulevard (south of the Nautical Inn Beachfront Resort). This request would result in a unique resort community that will include a hotel with resort villas, upscale townhomes, retail/commercial uses (i.e. restaurants, coffee shop, a small grocery store, etc.), as well as a public boat ramp and public shoreline access. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, and electronic contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOAs, businesses, and community members by telephone, and one-on-one meetings since May 2024.

Surrounding property owners and HOAs were noticed via first class mail regarding the project. The distribution of this notification adhered to the City's mailing requirements provided to the applicant. This notification contained information about the project, as well as contact information for the development team and City Staff.

The notification also contained information regarding two different neighborhood Open Houses that were held on March 19, 2025 and March 27, 2025 for those who wished to learn more about the project.

Additionally, the date and times of these neighborhood Open Houses were posted in an article in the Today's News-Herald Havasu News multiple times prior to the Open Houses.

More than 131 interested people attended the Open House (please see attached Sign-In Sheets). Attendees were generally positive about the project. Specific questions arose regarding the timing of the second bridge to the Island, heights of the buildings, traffic, shoreline access, pedestrian access, and the timing of construction. The development team answered these questions to the best of their ability. They will continue to be accessible by phone or email to answer questions through the remainder of this process.

Following the neighborhood meetings, continued conversations have been held with the Lake Havasu Light House Club, residents of the Nautical Estates, and residents of the Islander Community. As a result of this ongoing feedback, the development team has made a number of revisions to the site plan including increasing the open space and adding additional landscaping in the areas located next to existing residential, reducing the height of the proposed multifamily residential, and reducing the square footage as well as increasing the building setbacks of the proposed retail land uses. In addition, the team has added an enhanced pedestrian crossing at Beachcomber and McCulloch Boulevard, as well as a secured pedestrian access gate between the Nautical Estates and the adjacent pocket park.

The development team will be accessible by phone and email to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. A vital part of the outreach process is to allow people to express their concerns and for the development team to understand those issues and attempt to address them in a professional and timely manner. Again, the entire team realizes

the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Sign-in Sheets
Comment Cards



February 28, 2025

Notice of Neighborhood Meeting

Dear Neighbor:

We are very pleased to inform you of an upcoming request by FalconEye Ventures to redevelop the 91.09 acre abandoned golf course located in the vicinity of the eastern portion of the Island at the intersection of Beachcomber Boulevard and McCulloch Boulevard (south of the Nautical Inn Beachfront Resort). This proposal is for a unique resort community that will include a hotel with resort villas, upscale townhomes, retail/commercial uses (i.e. restaurants, coffee shop, a small grocery store, etc.), as well as a public boat ramp and public shoreline access. With the vision of bringing a variety of housing, hospitality and water sport opportunities to The Island, we are looking forward to creating an iconic resort and recreation community in one of Arizona's most spectacular and unique locations.

The official request is for a Major General Plan Amendment from Open Space & Park (OSP) to Resort-Related Island (RE-ISL), Resort Residential (RE-RES), and Commercial Mixed Use (CMU) land use designations. The request also includes a rezoning from Golf Course (GC) to Island Body Beach Planned Development Overlay (I-B/PD).

As we look forward to presenting our vision to the residents of Lake Havasu, we want to invite you to attend one (or both) of two “come and go” style open houses to discuss this revitalization proposal. The open houses will be held on **Wednesday, March 19, 2025** from **2 p.m. to 4 p.m.** and **Thursday, March 27, 2025** from **4 p.m. to 6 p.m.** in the Convention Center Rooms C, D, & E of the nearby Nautical Inn Beachfront Resort, located at **1000 McCulloch Boulevard**.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionaz.com. The Lake Havasu City staff contact for this project is Chris Gilbert- Planning Manager, who can be reached at 928-854-0722 or GilbertC@lhcaz.gov.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Susan Bitter Smith".

Susan Bitter Smith
President



PROPOSED PUBLIC BOAT LAUNCH AND RESORT

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Wednesday, March 19, 2025

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
WAYNE GULCAN					
GARY MEYERS	MEYERS				
DAVID V. DIAZ					
CHRIS	DONAHUE				
Amberlee	Fisher				
Dinah	LUTZ				
JON & KAREN	WATERMOUTH				
Valerie Carey					
VICKIE ANDRE	Anders				
Donna	Durenberger				
Jerry	Durenberger				
Steve Greeley					
Molly	HOLT				
ITTHANY	Wilson				
Bo	Cunning				
Michelle	Leaf				
JESS	Kudson				

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Wednesday, March 19, 2025

First Name	Last Name	Street Address	City, State & Zip	Phone	Email
TRILOGY HERN	HERNANDEZ				
Tom Kelly	Collins				
WC	Deen				
MONIQUE	JWOT				
Jeannette	Clayton				
TONY	MUNDI				
C	Gilbert				
DICK	Penton				
MATTHEW	GUTH				
SANDER	Roskens				
STEVAN	Boswicke				
MICHELLE	OTSTOT				
BARB	REYNOLDS				
Taylor	Schwartz-Olsen				
Sheryl	Baumeister				
Lesah	Castorina				
Dan & Mary	Delasantos				

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Wednesday, March 19, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Wednesday, March 19, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Wednesday, March 19, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
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Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

Waterfront at Lake Havasu
Neighborhood Meeting Sign-In Sheet
Thursday, March 27, 2025

**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

BRIAN ANDERS

ADDRESS

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

WE PURCHASED A PARK MODEL AT THE BEACHCOMBER 2 YEARS AGO ~~WITH A BEAUTIFUL~~ WITH A BEAUTIFUL VIEW OF THE CITY LIGHTS AT NIGHT. IF YOU BUILD ANYTHING IN FRONT OF ME IT WILL TAKE AWAY OUR VIEW AND DECREASE THE VALUE OF OUR PLACE. WE THOUGHT THERE WOULD BE A GOLF COURSE PUT IN THERE. AND WE WOULD KEEP OUR VIEW

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

VICKIE ANDERS

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We are concerned on the height of the homes. as we now have a City View at this point. Also the concern of the Sewer/Power issues the new homes height bring. None of our Park Model will be affected.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME Joel Guth

ADDRESS _____ CITY _____

PHONE _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

The overall layout is very nice,
The density is lower than expected
The city of Lake Havasu needs this type of development.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME Tina Brodie

ADDRESS _____

PHONE _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Very interested, I am a Realtor.
Also I have more questions on traffic.

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Waterfront at Lake Havasu
Community Input Card

PRINT NAME Sandee Roberts

ADDRESS First Cabins Club CITY LTC ZIP

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Jamie was helpful and answered all of our
questions - we like Jamie

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Waterfront at Lake Havasu
Community Input Card

PRINT NAME James Drole

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Great looking Project, we may be a very interested
buyer when you get to that point

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

Tom Carter

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

It looks like an excellent project to me

Thoughts /
6

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

ADDRESS

CITY

ZIP

PHONE

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Pickleball courts

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME Kyle

ADDRESS _____ CITY _____ ZIP _____

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

check and see if the owner want to sell, I think this is really cool

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME Dinah Lutz

ADDRESS _____

PHONE _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

(1) Concierge ~~boat~~ storage & launch
boat

(2) Bathrooms at beach access points for
gay visitors (vs. using hotel bathrooms)

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME DONAHUE, CHRIS

ADDRESS [REDACTED]

PHONE [REDACTED]

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

VERY INTERESTED IN THE WATERFRONT
LOTS. READY TO PURCHASE & BUILD
IMMEDIATELY.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME David

ADDRESS _____ CITY _____ ZIP 86404

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Spoke to planners on resort
and plans its very exciting come
and see.

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Waterfront at Lake Havasu
Community Input Card

PRINT NAME Wade + Barb Aanderud

ADDRESS REDACTED

PHONE REDACTED

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Since the island trail is only "walkable" in one direction + only "bikeable" in the opposite direction, we'd like to suggest ^a continual sidewalk from the south side of the street (McCulloch) from the Boat House Grill + onto your retail. We live in Nautical Estates + would love to have easy access to the retail side of things without driving our car. A gate back by the green area would be greatly appreciated as well. Thank you!
* Prefer the area between Nautical + retail be OPEN.

Waterfront at Lake Havasu
Community Input Card

PRINT NAME Leonard + Kathay Staley

ADDRESS REDACTED

PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

1. We like what we see. It would be nice to turn the natural cove into the marina. Good Luck!

Waterfront at Lake Havasu
Community Input Card

PRINT NAME

Ron GAN

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Launch Ramps + other Concerns

Please send me info

TRAFFIC

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Waterfront at Lake Havasu
Community Input Card

PRINT NAME

Danielle BRODEUR

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Would love to see a resort style day spa and water facility. Lazy river, multiple pools for multiple persons. SALT ROOMS AND OTHER TREATMENTS

I WOULD LOVE TO BE A PART AND SHARE MY IDEAS.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

Scott McGarrigle

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Provide bike path, racks etc for locals to
come visit. Also accommodate for golf carts, too!

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

MICHELLE OTSTOT

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- 1) Please consider beautiful green trees to line
the Islander homes. NO WALL PLEASE.
- 2) Consider 5 less storage units that become
a concrete view to the Islander residents
- 3) You are welcome to come to my home
to see my perspective.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

Kim Mufford

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- prefer not to have multi-family apts. !!
- prefer emergency services on island - fire, etc.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

Bob Strausbaugh

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Airport commercial passenger service
- Gas station on the island.

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**Waterfront at Lake Havasu
Community Input Card**

PRINT NAME

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Traffic plan improvement with 300 add'l units
- Plan for needed infrastructure upgrade
- How is project to be phased & time duration?
- What is cities plan to accommodate load on infrastructure & road improvements?
- How does construction start coincide with new bridge completion?
- When do 1st units go on sale?

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**Waterfront at Lake Havasu
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PRINT NAME

ADDRESS

PHONE

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

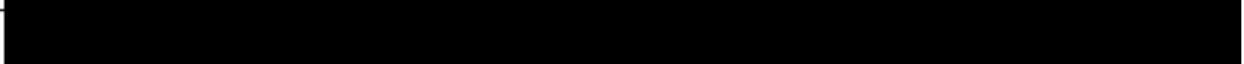
I thought the storage units were not to be built in front houses/park models. There are 4-5 boat storage garages in front of my Islander Park Model. Other major electrical/water infrastructure is improved prior to build. But looks like it will be a beautiful build.

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Waterfront at Lake Havasu
Community Input Card

PRINT NAME *John W. Scott*

ADDRESS 

PHONE 

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

~~TREES BUFFER~~

~~Biggest concerns — BRIDGE, WATER, SEWER~~

~~OPEN SPACE RIGHT NOW —~~

~~LIABILITY FOR TRESPASSING~~

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