



City Council Staff Report

Meeting Date: July 19, 2021

TO: Marco Island City Council

FROM: Daniel J. Smith, A.I.C.P., Director of Community Affairs

DATE: July 6, 2021

RE: South Seas West Condominium Apartments of Marco Island, Inc., SDP 21-000131 to enclose the existing floor space under the existing overhangs (push the lobby walls out) at 260 Seaview Ct., Tower I and 320 Seaview Ct., Tower II, Planning Board Recommendation

PROJECT DESCRIPTION:

The request is to push out the existing lobby glass fronts to enclose the open area under the building overhangs at 260 Seaview Ct. Tower I and 320 Seaview Ct, Tower II. This will add approximately 1,400 square feet to each lobby area. Attached are the plans, application and pictures of the area.

PLANNING BOARD SUMMARY AND RECOMMENDATION

The Planning Board considered this request at their July 2, 2021, meeting. There were minimal questions or discussion. The Planning Board voted 6-0 to forward a recommendation of approval with the below one condition since the other condition had been met prior to the meeting.

1. Full review by the Marco Island Utilities will be completed during the building permit process.

OWNER:

South Seas West Condominium Apartments of Marco Island, Inc.
260 & 320 Seaview Ct.
Marco Island, FL 34145

AGENT:

Mr. David Thomsen
260 Seaview CT.
Marco Island, FL 34145

PROJECT ADDRESS:

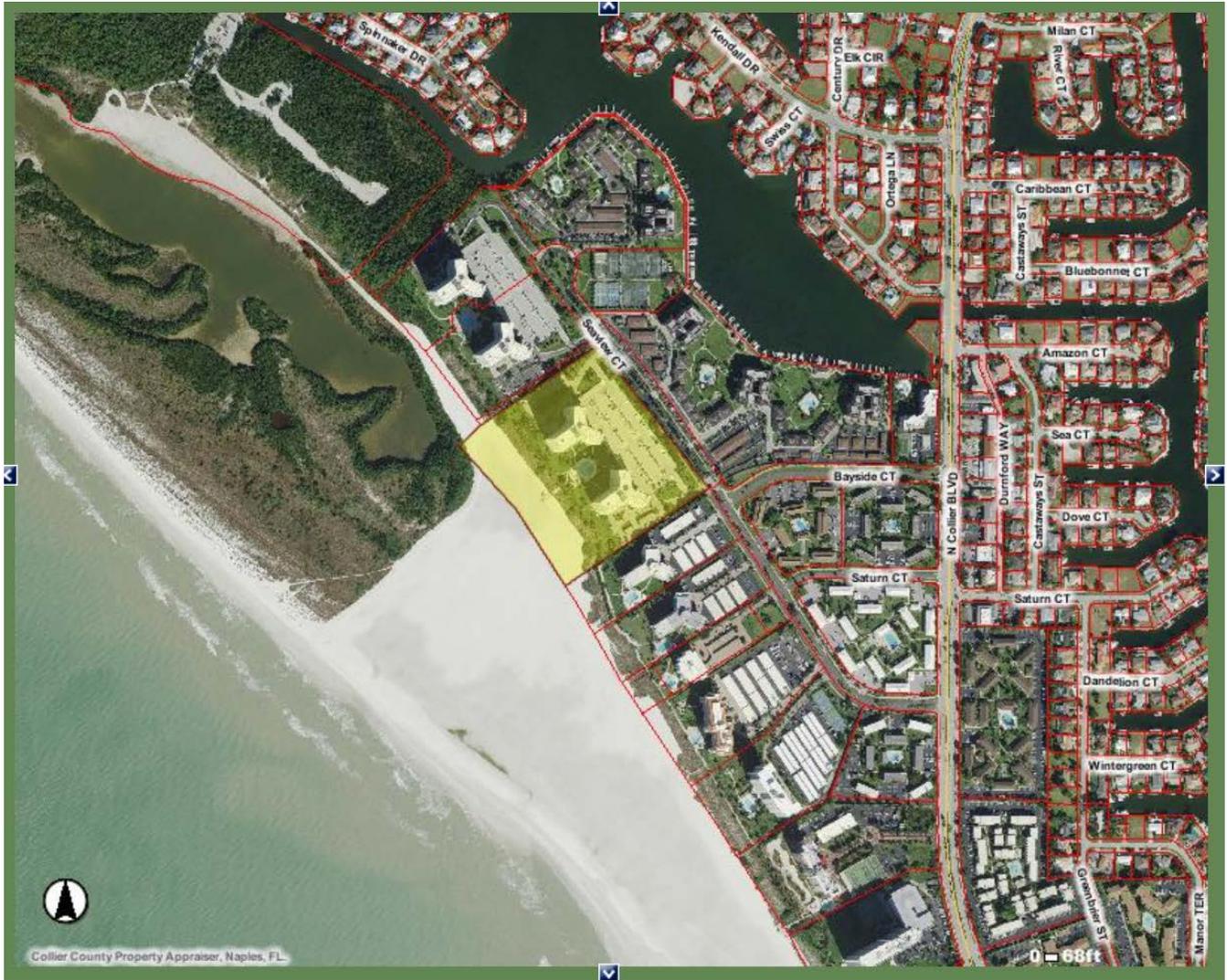
Street Address: 260 Seaview Ct., Tower I
320 Seaview Ct., Tower II
Marco Island, FL 33950

Legal Description: 260 Seaview Ct.: South Seas West Condo Apts of Marco Island Tower 1-102
320 Seaview Ct.: South Seas West Condo Apts of Marco Island Tower 2-1808
Property ID# Multiple (430) Property ID #'s
Zoning: RMF-16

SUBJECT PARCEL ZONING MAP:



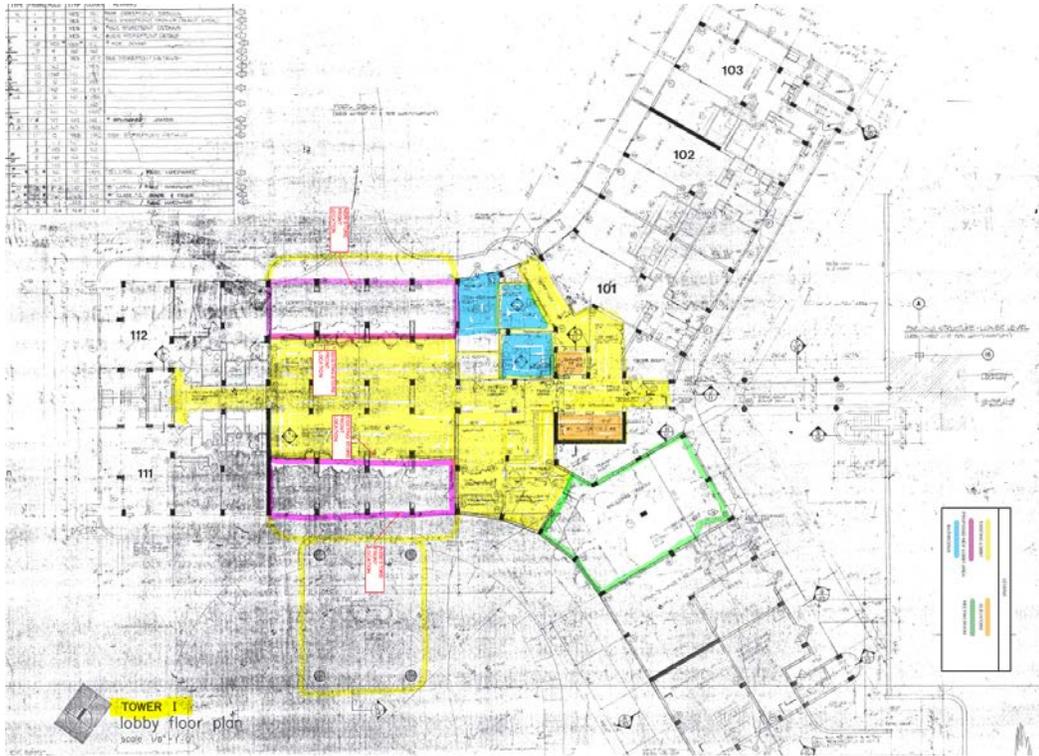
SUBJECT PARCEL AERIAL:



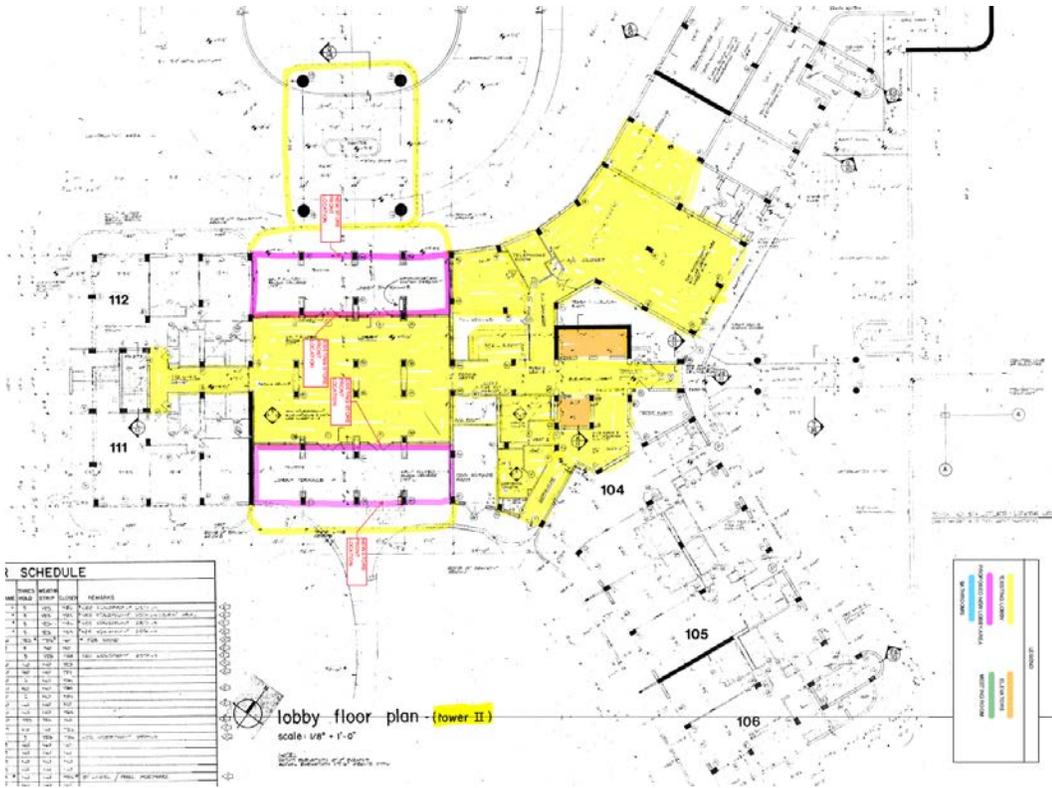
Aerial Photography: January - 2021 Urban [6IN] - 2021 Rural [2FT] - 2021 Rural [10FT] - 2021 Rural [50FT]

PROPOSED SITE PLAN

Tower I:



Tower II:



STAFF ANALYSIS

Overall, Staff has no concerns with the request. The request from the Owner is to enclose the open area under the buildings and enlarge the respective lobbies in each building. Commercial activity is not allowed or planned for this new enclosed area.

PLANNING BOARD ACTION

Staff recommends the Planning Board forward a recommendation of approval with the below conditions to the City Council.

2. Provide a Department of Environmental Protection (“DEP”) permit, if required, for the proposed work since it is located seaward of the CCCL. If a permit is not required, provide the letter of exemption from the DEP.
3. Full review by the Marco Island Utilities will be completed during the building permit process.

Daniel J. Smith, A.I.C.P., Director of Community Affairs
City of Marco Island