



Planning Board Staff Report

Meeting Date: July 2, 2021

TO: Marco Island Planning Board

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

DATE: June 24, 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

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.

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:

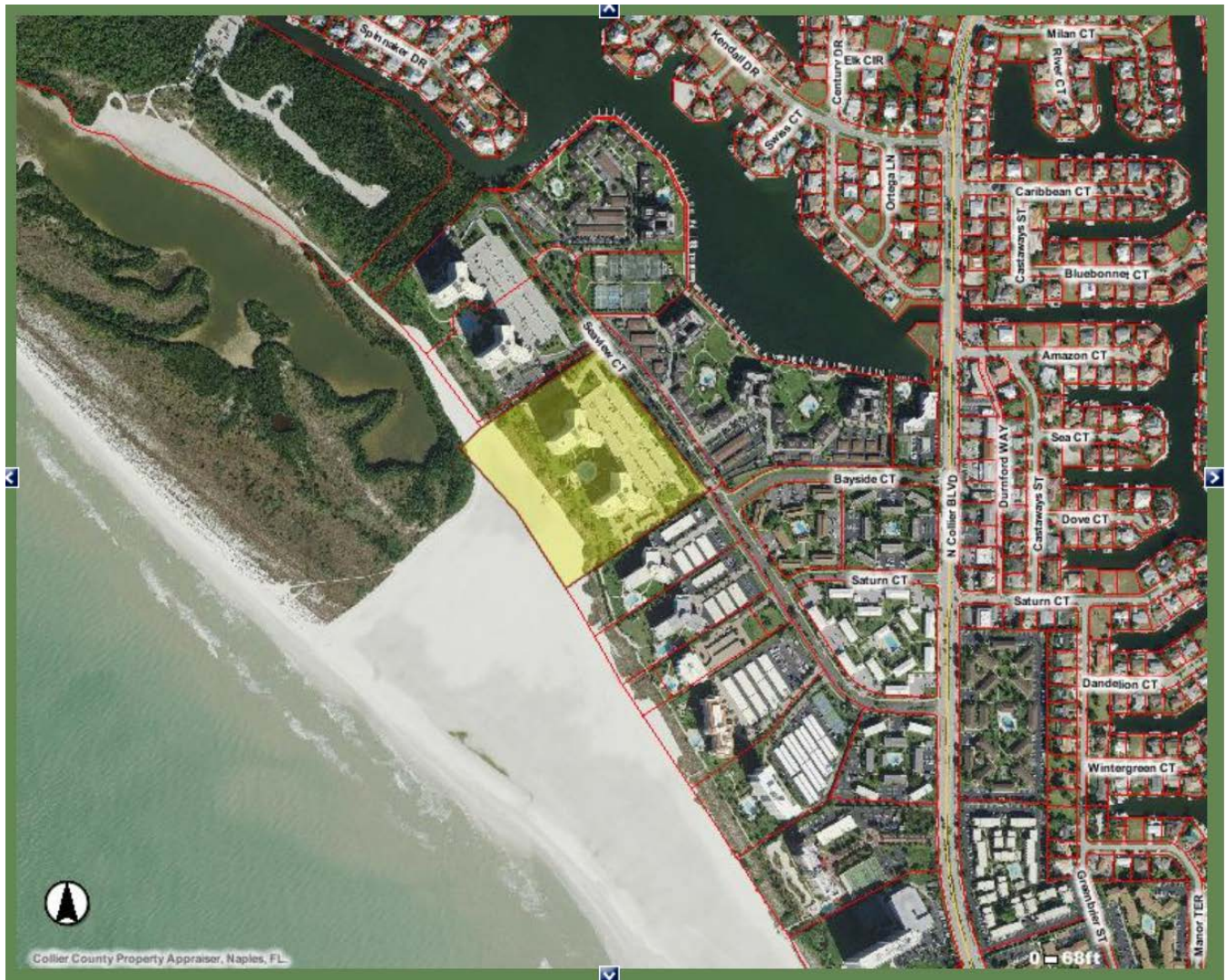
Street Address: 260 Seaview Ct., Tower I
320 Seaview Ct., Tower II
Marco Island, FL 33950

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

The map displays a coastal area with various lots and buildings. A red dashed line labeled "Erosion Control Line" runs along the coastline. A black rectangle highlights a specific area on the beachfront. Numerous lot numbers and building identifiers are visible, including RMF-16, RSF-3, and C-3. A red dashed line also outlines a "C-3 OVERLAY DISTRICT" area on the right side of the map.

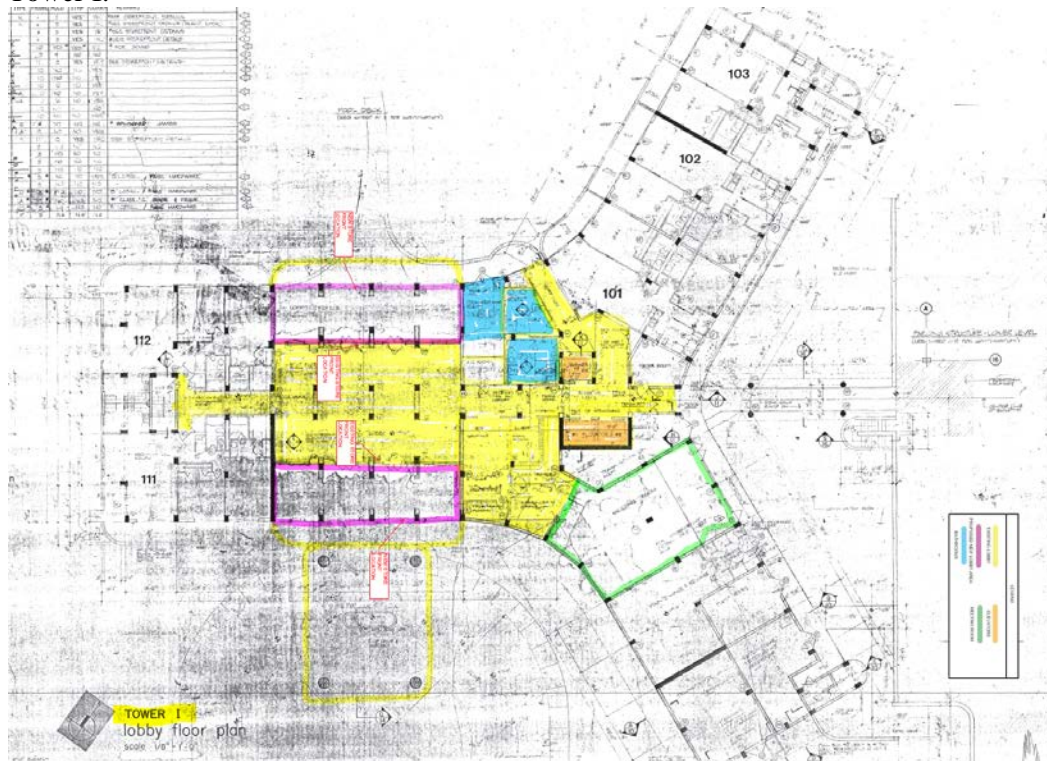
SUBJECT PARCEL AERIAL:



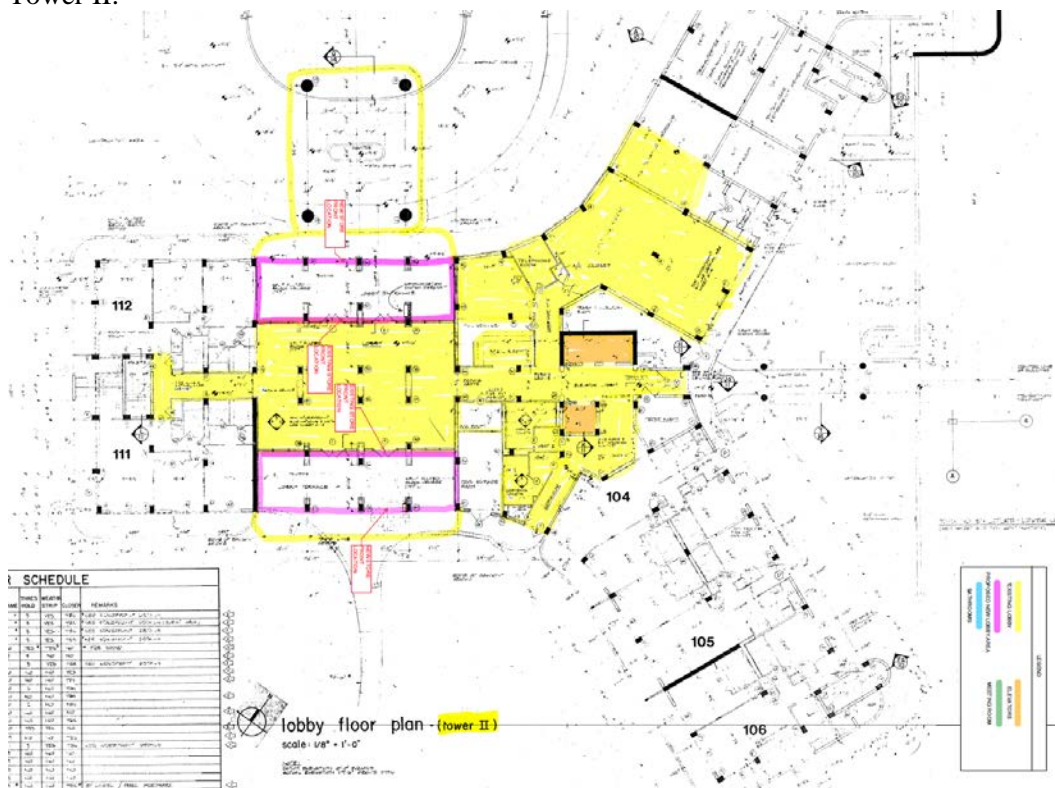
Aerial Photography: January - 2021 Urban [6IN] - 2021 Rural [2FT] - 2021 Rural [10FT] - 2021 Rural [50FT]

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.

1. 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.
2. 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