

**TO:** Technical Review Committee  
**FROM:** Kev Freeman, Planning Director  
**RE:** Technical Review Project: #42-41100003  
**TRC DATE:** January 19<sup>th</sup>, 2023

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### **STAFF REPORT**

**Requested Action:** Review Fisherman's Wharf FLUMA, Rezoning, and Site Plan proposal  
**Site Location:** 800 N Indian River DR

**Background:** A section of the property South of Fisherman's Wharf, north of Seaway Dr and east of N Indian Dr, designated to be redeveloped as part of the Fisherman's Wharf project has a FLU of Conservation Open Space. This parcel requires a FLUMA to Marine Commercial in order to facilitate the redevelopment project. In association with the FLUMA of the 1.65 Acre parcel is the Rezoning of the adjacent parcels (Total development site of 4.77 Acres) as a PD (retaining the C-3/C-6 zoning standards). No residential units are proposed at this time.

Please see attached Application Packet.