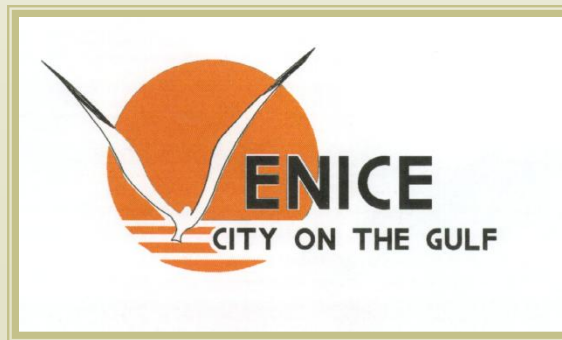

MAJOR STRUCTURE OVER WATER PERMIT

Fisherman's Wharf

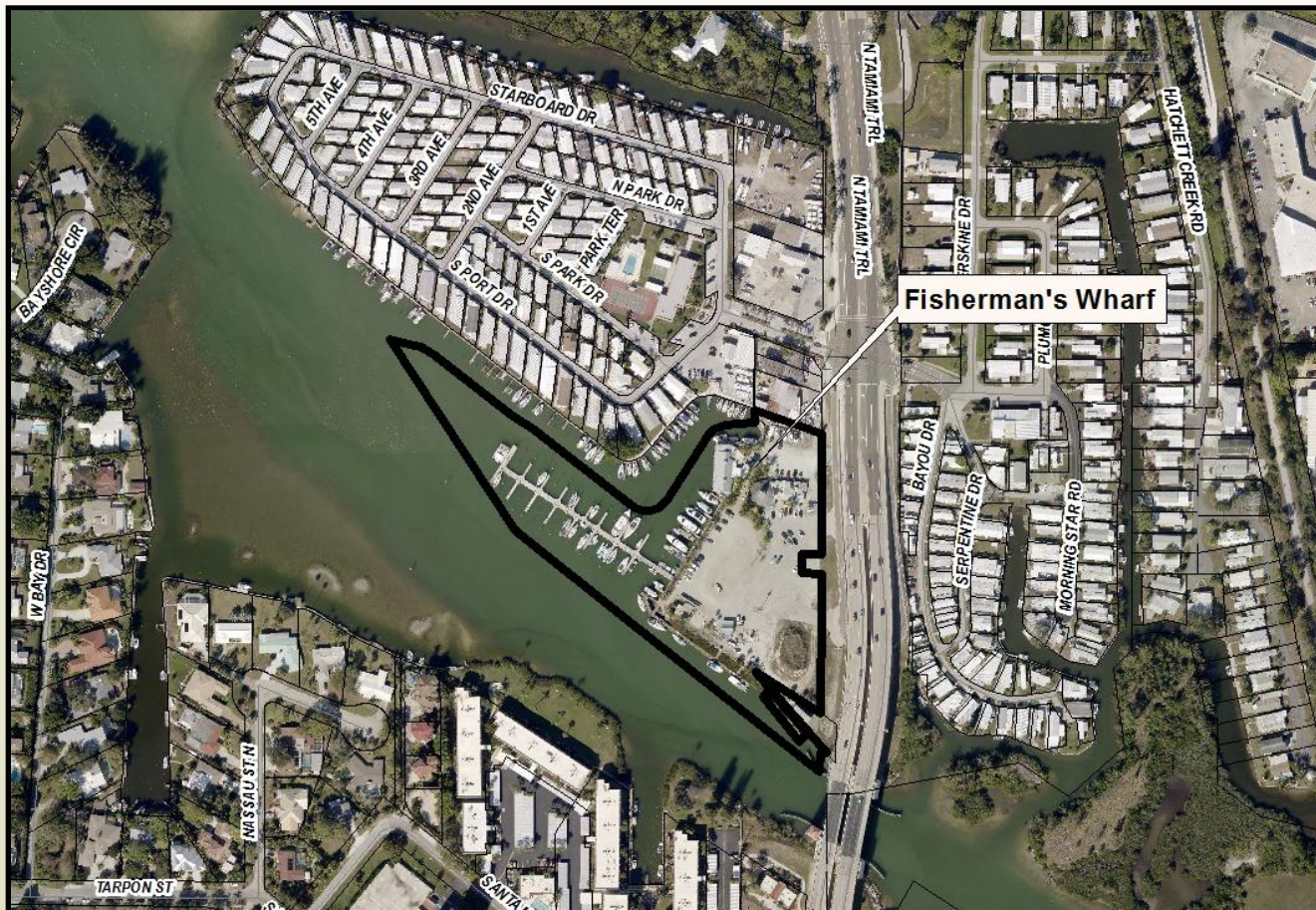
Owners: Stephen Witzer, David Freund and Paecia Weinstein, Trustees

Agents: Peter Dailey, Dailey Design Group and William Dooley, Esquire



We serve with PRIDE

Aerial Photo



Existing Uses

- ◆ Upland Uses:
 - Docks along seawall w/ 23 mooring slips
 - 189 seat restaurant (under renovation)
 - 4,500 sq. ft retail building
 - 1,600 sq. ft. watercraft rental building
 - 2 boat repair businesses, total 4,000 sq. ft.
 - Off-street parking

Proposed Use

- ◆ Proposed Major Structure over Water

34-slip floating dock structure, constructed but not permitted by the city.

Site Photos



Site Photos



Future Land Use Policy

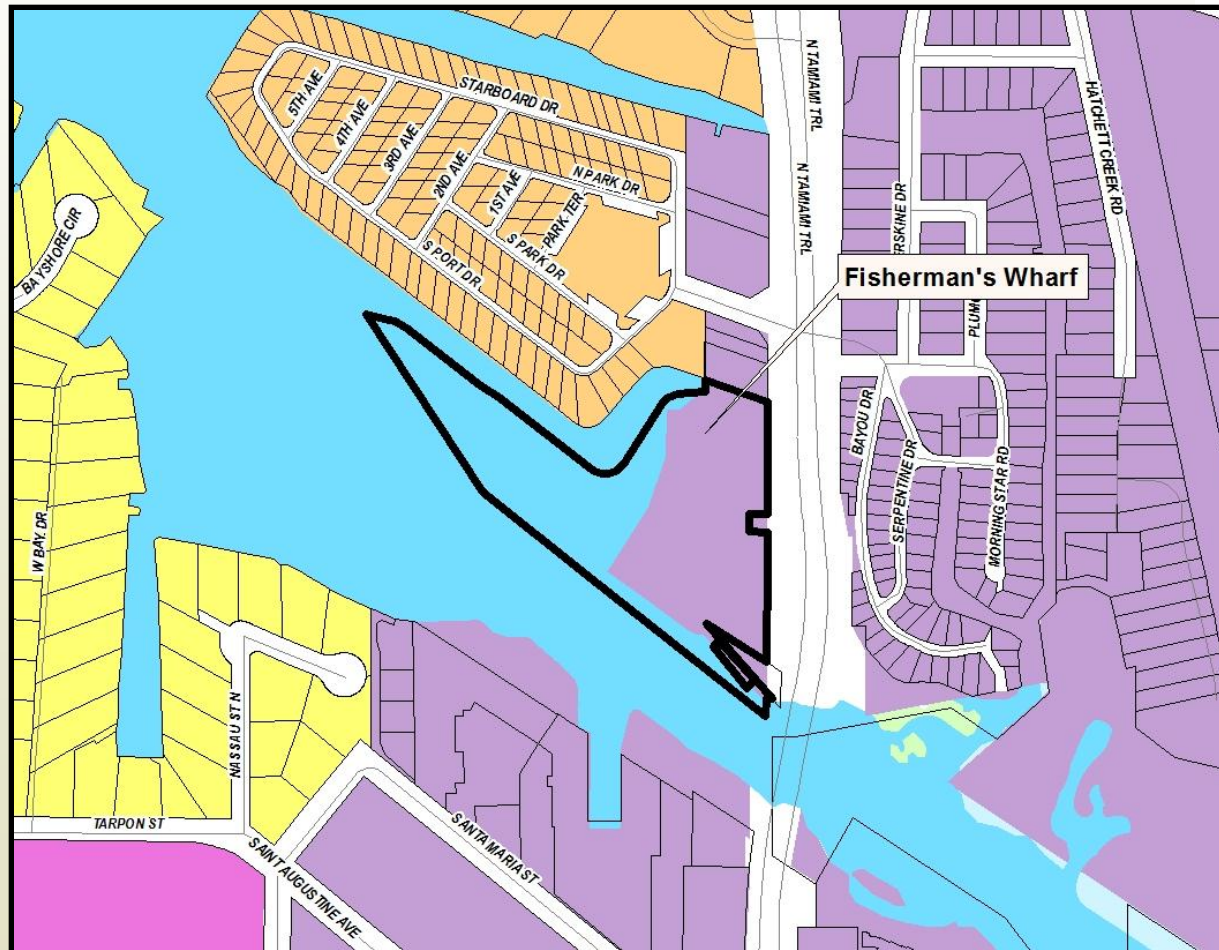
- ◆ Northern Gateway Planning Area (upland)

Policy 16.12 allows commercial uses, a marina is considered a commercial use.

- ◆ Waterway (submerged land)

Policy 13.5 allows “passive or active use” subject to environmental protection provisions.

Future Land Use Map



Zoning Use Regulations

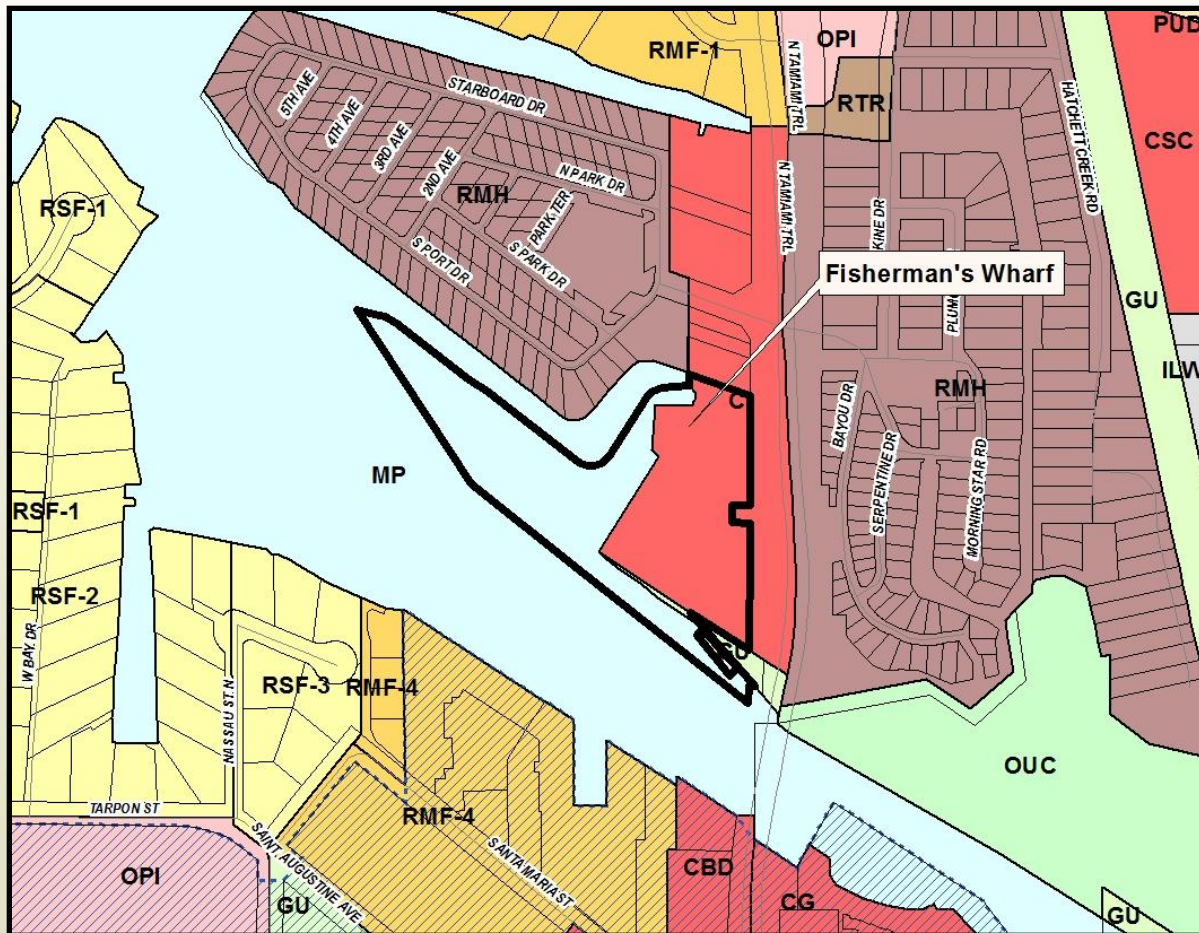
- ◆ Commercial, Intensive (CI) District (upland)

A marina is a permitted use.

- ◆ Marine Park (MP) District (submerged land)

Piers and docks accessory to marinas abutting an MP District are permitted uses.

Zoning Map



Staff Analysis

- ◆ **Infrastructure needs have been confirmed and transportation analysis has been performed and approved for concurrency.**
- ◆ **Subject to approval of recommended conditions, the petition reflects compliance with the city's Land Development Regulations and consistency with applicable comprehensive plan policies.**
- ◆ **There are no outstanding technical issues that would prevent the City Council from taking action.**

Recommended Conditions

- ◆ **44 conditions are recommended by staff, four of which were amended by the Planning Commission**
- ◆ **The applicant has no objection to any of the recommended conditions**

Recommended Conditions

- **Conditions required by Section 86-544 (conditions 1-24),**
- **Conditions that control activities on the dock,**
- **Conditions that advance comprehensive plan policy, and**
- **Conditions that specify required life safety improvements prior to the use of the dock.**

City Council Action

Based on review of the criteria in Section 86-560 of the LCD and in consideration of the recommendation by the Planning Commission, the City Council has the following alternative actions:

- ◆ **Approval.**
- ◆ **Approval with conditions.**
- ◆ **Denial.**