



TECHNICAL REVIEW COMMITTEE MINUTES
Thursday, January 15th, 2026 – 10:00 A.M.
Training Room/Zoom

NEW APPLICATIONS

CR-26-2 Long Bay Marina 5 Lot subdivision w/ ROW

Attending Customer Representatives:	Mary Kramer, <i>Engineer</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Provide current wetland delineation. 2. Refer to street planning manual for acceptable road cross sections. 3. Confirm existing street name/ownership of W. Pelican/Bourne Trail. County encroachment permit required. 4. GSWSA service area. 5. Provide ACOE approval for grading in AIW right-of-way or statement from ACOE that no permit is required. 6. Address pre vs. post and water quality requirements. 7. Additional comments reserved.
Zoning:	8. <i>Public and private streets.</i> Except as otherwise provided in this section, all lots created after the effective date of this section shall abut a public street.
Building:	No comments
Fire:	9. Cul de sac turnaround to meet city standards for fire apparatus.
Planning:	<ol style="list-style-type: none"> 10. The submitted landscape plan must be revised to include only native tree species. 11. Add 50' maximum tree spacing on landscape plan. 12. If the block length exceeds 600 ft Planning Commission may grant a waiver in situations where environmental, topographic or other limitation render compliance impractical. (Sec.20-42) 13. Cul-de-Sac shall meet the diameter of 96' with a radius of 28' per (Sec.20-40) 14. Upload NALT approval letter. 15. Apply for Sketch Plan Review.

CR-26-1 Maritime Beach Club – Coconuts Bar 38x40 Covered Patio

Attending Customer Representatives:	Bill Robinson, <i>Applicant</i> and Jeff Martini, <i>Owner</i>
Staff Comments	
Public Works:	No comments
Zoning:	<ol style="list-style-type: none"> 1. 15' rear yard setback (Ocean Side) and 5' side yard setback (North Side). 2. Refer to Sec. 23-118 regarding poolside activities.
Building:	3. Must meet current City/FEMA flood zone ordinances.
Fire:	No comments
Planning:	No comments

TRC-25-54 Dockside Preserve Amenity Center Tidal Creek Rd

Attending Customer Representatives:	Philip Hornbeck, <i>Engineer</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. About half of the pool deck and pickleball court areas appear to drain directly to the wetland area without being treated first. Address water quality. 2. Clarify the existing top of bank on the canal ditch. Provide area for maintenance equipment access along the canal ditch.
Zoning:	No comments
Building:	3. All structures must meet flood zone requirements per NMB flood ordinance.
Fire:	4. Need to shift a couple fire hydrant placements.
Planning:	No comments

SUB-25-18 Anchor Bay – Sketch Drawing

Attending Customer Representatives:	Daniel Sennema, <i>Engineer</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Check and clean up labels. There are discrepancies, for example, there are two labels for the public section of Wyndell drive (one says private and one says public r/w). 2. What is the 12.5' Access Easement shown on the right side of the plan for? An access easement should encompass the entire roadway if not using a right-of-way. 3. On sheet SP-INDEX - Note at Wyndell Drive - Private Driveway says "min. 50' width varies". The label should read 50' R/W or, if the label is for the actual pavement, width 22'. 4. Ponds need a min. of 12' clear area at the top of the bank for maintenance. 5. Remove the single sewer service at building 38 (showing 2 sewer services for the same unit). 6. Remove landscape buffer label along the new right-of-way. Plantings between driveways will interfere with utility services.
Zoning:	7. BZA approval needed for any tree removal exceeding 24", with the exception of pines.
Building:	No comments
Fire:	No comments
Planning:	<ol style="list-style-type: none"> 8. Need updated letter of agency from PIN 35011010147; owner has changed. 9. Street section must match completely. Refer to the Street Planning Manual for correct cross section elements/dimensions/utility line locations within a 50 ft right-of-way. For example, water line to be located under sidewalk.