



TECHNICAL REVIEW COMMITTEE MINUTES
Thursday, January 29th, 2026 – 10:00 A.M.
Training Room/Zoom

NEW APPLICATIONS

CR-26-8 Hill Street Park Bathroom - 2346 Hill St

Attending Customer Representatives:	Amber Bell, <i>City Staff</i>
Staff Comments	
Public Works:	1. Design build project. 2. City to install water and sewer services.
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	3. Make sidewalk connection to Hill St.

CR-26-7 Palmetto Dunes HOA - 1011 S Ocean Blvd

Attending Customer Representatives:	Sarah Johnsey, <i>Applicant</i>
Staff Comments	
Public Works:	1. Provide CZC certification for all work beyond the BCM setback line.
Zoning:	2. Maximum impervious surface (building, concrete and pool area and parking lot) together shall not exceed 80% of the lot area. 3. 7.5' side yard setback for new deck if is more than a foot above grade. 4. 15' rear yard setback if the deck in more than a foot above grade. 5. Survey needed.
Building:	6. Approval from DES is required as all proposed work appears to be in their jurisdiction.
Fire:	No comments
Planning:	No comments

CR-26-9 Parker's Kitchen – PDD Amendment Discussion

Attending Customer Representatives:	Patrick Monaghan, <i>Engineer</i>
Staff Comments	
Public Works:	1. Northeastern most driveway to be right in/right out only. 2. Provide schematic water/sewer/drainage design.
Zoning:	3. Provide a signage package with proposed locations and size of signage. 4. Provide colored building elevations. 5. Landscape plan needed.

	6. Lighting plan needed.
Building:	No comments
Fire:	No comments
Planning:	7. Cross access to adjacent property is required and must be shown on plan. 8. Sidewalk connection from proposed building entrance to public sidewalk.

Z-26-1 Tuscan Sands - PDD Amendment

Attending Customer Representatives:	John Russo, <i>Applicant</i>
Staff Comments	
Public Works:	No comments
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	1. On planning commission agenda for 2/17 meeting.