

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
February 18, 2026**

PL9117

REPLAT – Brooklyn Addition

Lots 14R, Block G

(0.59 Acres)

(District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.

Zoned: CR-3

Owners: Tinta Negra, LLC. (Channel Investments, Ltd.)

Surveyor: Bass & Welsh Engineering

The applicant proposes to replat the property for house construction. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.