



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference Room

155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, May 6, 2026

2:30 PM

***** Note updated time*****

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Temporary Use Permit No. 26061: 4655 Gulf Blvd

Kevin Tucker for BRE Mariner Dolphin Village LLC requests a temporary use permit to operate a pop-up market containing tents with vendors, occasional food trucks, a solo musician, and associated outdoor market elements, on Saturdays from 2 PM to 8 PM.

2. Temporary Use Permit No. 26062: 620 Corey Avenue

Renee Tarsitano for Jason Bartell request a temporary use permit to operate a weekend outdoor concept containing food truck parking, small street vendors, seating, light entertainment, and recreational elements, that will be operated Friday through Sunday from 10 AM through 10 PM.

Next Meeting: May 20, 2026

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Temporary Use Permit No. 26061: 4655 Gulf Blvd

Action Request:

Strategic Objective:

Date: May 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Kevin Tucker for BRE Mariner Dolphin Village LLC requests a temporary use permit to operate a pop-up market containing tents with vendors, occasional food trucks, a solo musician, and associated outdoor market elements, on Saturdays from 2 PM to 8 PM.

Funding:

Attachments:

1. Application
2. Site Plan
3. Survey



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: 26061

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: See Attached

Parcel ID: 06-32-16-00000-330-0500

Address: 4655 Gulf Blvd

Current Zoning: AC FLUM Designation: AC Lot Area: _____

Existing Use: Shopping Center Proposed Use: Pop up Market

APPLICANT/AGENT:

Name: Kevin Tucker

Address: 13575 58th St. N Ste 249

City: Clearwater State: FL

Zip: 33760 Phone: 727-729-0953

Email: Kevin@FloridaPenguinProductions.com

PROPERTY OWNER:

Name: BRE Mariner Dolphin Village LLC

Address: 4665 Gulf Blvd

City: St. Pete Beach State: FL

Zip: 33706 Phone: 770-442-3773

Email: Amanda.Hodge@Brixmor.com

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

Weekly Saturday Pop-Up Market



Owner's Authorization for Agent

I/WE Brixmor
(print name of property owner)

hereby authorize Kevin Tucker
(print name of agent)

to represent me/us in an application for Saturday Market - Temporary Use
(type of application: variance, conditional use, zoning, etc.)

Matthew Ryan
Signature of Owner

DocuSigned by:
Matthew Ryan
4B496047858B4E5...
Signature of Owner

Kevin Tucker
Print Name of Owner

Matthew Ryan, Executive Vice President
Print Name of Owner

The forgoing instrument was acknowledged before me this 14th day of April
20 26, by Matthew Ryan who is personally known
or produced _____ as identification.

DocuSigned by:
Brianna Afflick
12367921E6AF4C5
(Notary Signature)

April 14, 2026 | 4:54 PM CDT
(Date)

My Commission Expires: October 28, 2028





Parcel Summary (as of 13-Apr-2026)

Parcel Map

Parcel Number

06-32-16-00000-330-0500

Owner Name

B R E MARINER DOLPHIN VILLAGE LLC

Property Use

1624 Neighborhood Shopping Center

Site Address

4665 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address

C/O RE TAX TEAM
200 RIDGE PIKE STE 100
CONSHOHOCKEN, PA 19428-3702

Legal Description

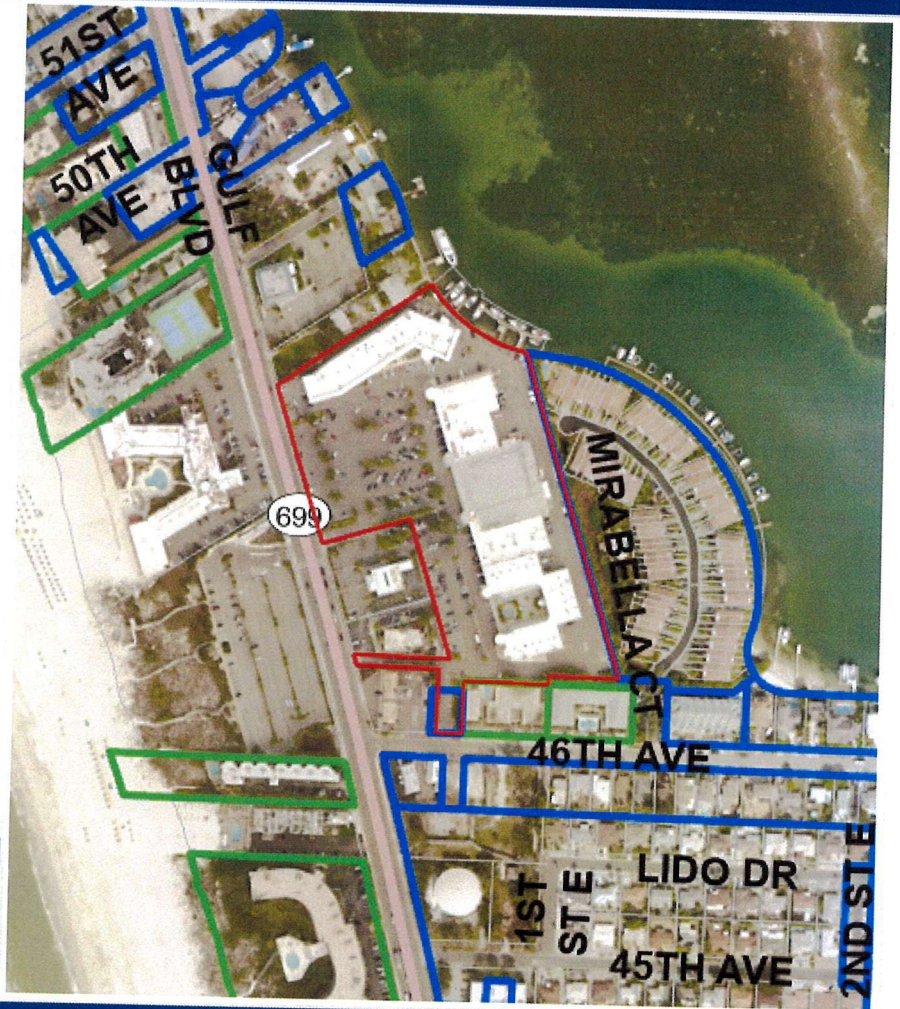
PART OF GOVT LOT 2 DESC AS 06-32-16 AND PART OF LOT B, LIDO GARDENS 1ST ADD ALL DESC FROM NE COR OF 46TH AVE & GULF BLVD TH CUR LT RAD 5769.95FT ARC 1

Current Tax District

ST PETE BEACH (SPB)

Year Built

1967 | 1967 | 1967 | 1984



Heated SF	Gross SF	Living Units	Buildings
113,421	134,444	0	4

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17450/1616	Find Comps	280.05	A	Current FEMA Maps	Check for EC	Zoning Map	/

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$17,110,000	\$17,110,000	\$17,110,000	\$17,110,000	\$17,110,000
2023	N	\$16,610,000	\$16,610,000	\$16,610,000	\$16,610,000	\$16,610,000
2022	N	\$15,450,000	\$15,196,500	\$15,196,500	\$15,450,000	\$15,196,500

2020	N	\$13,815,000	\$13,815,000	\$13,815,000	\$13,815,000	\$13,815,000
				\$13,815,000	\$13,815,000	\$13,815,000

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	15.8285	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Dec-2011	\$19,534,000	<u>M</u>		EQUITY ONE FL PORTFOLIO INC	BRE MARINER DOLPHIN VILLAGE LLC	17450/1616
22-Dec-2005	\$28,000,000	<u>U</u>		WINWARD PARTNERS IX LLC	DOLPHIN VILLAGE PARTNERS LLC	14860/0756
18-Oct-1999	\$8,150,000	<u>U</u>		DOLPHIN VILL HOLDINGS INC	I C I G DOLPHIN VILLAGE	10695/0701
05-Nov-1990	\$8,485,000	<u>U</u>		DOLPHIN VILL ASSOC LTD	DOLPHIN VILL HOLDINGS INC	07419/1463
31-Aug-1986	\$10,094,000	<u>M</u>				06289/1177

2025 Land Information

Land Area: \cong 429,963 sf | \cong 9.87 acres

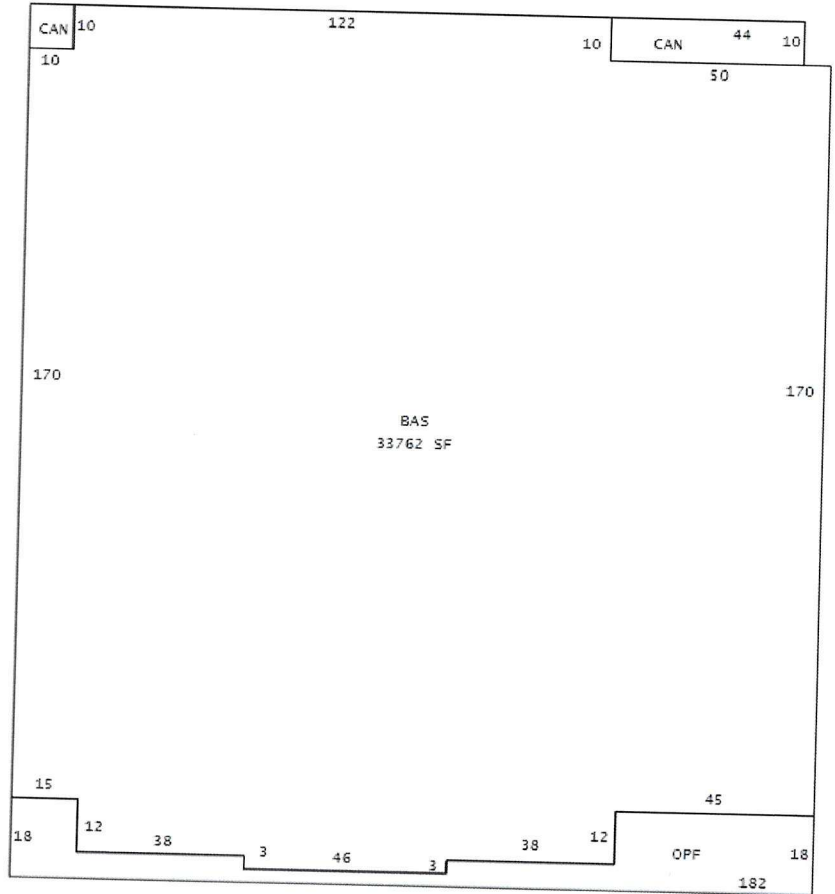
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Community Shopping	0x0	\$40	429,894	SF	1.0000	\$17,195,760

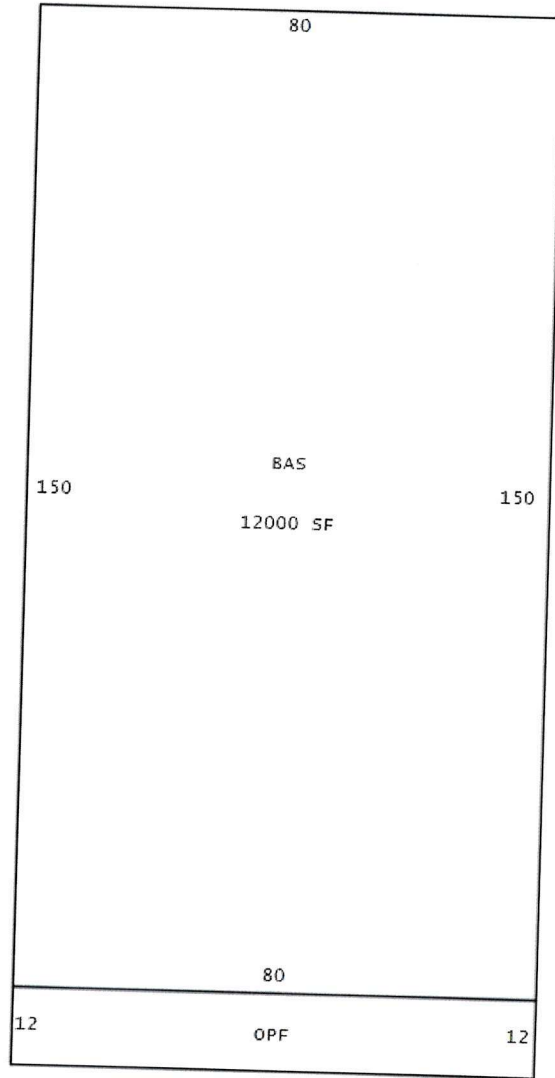
2025 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	34,162	34,162
Floor System	Slab On Grade	Canopy(only or loading platform) (CAN)	0	540
Exterior Walls	Concrete Blk/Stucco	Open Porch (OPF)	0	2,381
Unit Stories	1	Total Area SF	34,162	37,083
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1967			
Building Type	Supermarkets			
Quality	Average			
Floor Finish	Concrete Finish			
Interior Finish	None			
Cooling	None			
Fixtures	0			
Effective Age	37			
Other	.19			
Additional Information				
Site Address	4655 GULF BLVD			



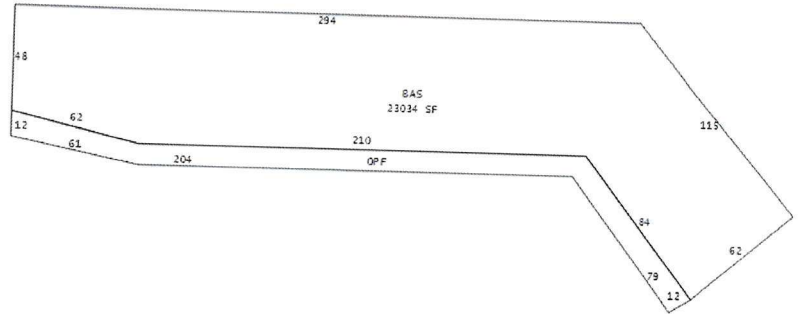
2025 Building 4 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	12,000	12,000
Floor System	Slab On Grade	Open Porch (OPF)	0	960
Exterior Walls	Concrete Blk/Stucco	Total Area SF	12,000	12,960
Unit Stories	1			
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1967			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	6			
Effective Age	37			
Additional Information				
Site Address	4635 GULF BLVD			



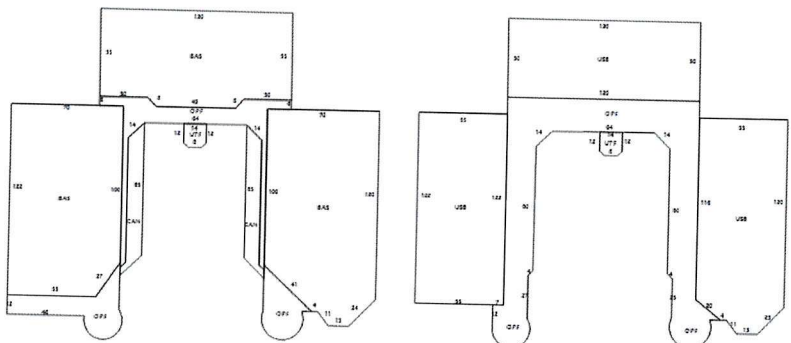
2025 Building 5 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	23,034	23,034
Floor System	Slab On Grade	Open Porch (OPF)	0	3,642
Exterior Walls	Concrete Blk/Stucco	Total Area SF	23,034	26,676
Unit Stories	1			
Roof Frame	Bar Joint/Rigid Frame			
Living Units	0			
Roof Cover	Blt Up Metal/Gypsum			
Year Built	1967			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	34			
Effective Age	37			
Additional Information				
Site Address	4811 GULF BLVD			



2025 Building 6 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	24,003	24,003
Floor System	Slab On Grade	Upper Story (USB)	19,824	19,824
Exterior Walls	Concrete Blk/Stucco	Utility (UTF)	398	398
Unit Stories	1	Canopy(only or loading platform) (CAN)	0	1,710
Roof Frame	Bar Joint/Rigid Frame	Open Porch (OPF)	0	11,790
Living Units	0	Total Area SF	44,225	57,725
Roof Cover	Built Up/Composition			
Year Built	1984			
Building Type	Shopping Centers			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	Heat & Cooling Pkg			
Fixtures	33			
Effective Age	37			
Functional Obsolescence	.1			
Additional Information				
Site Address	4901 GULF BLVD			



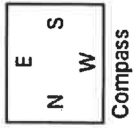
2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$7.50	245,000.0	\$1,837,500	\$1,837,500	1967
CANOPY	\$11.00	216.0	\$2,376	\$2,376	2023
DOCK	\$162.00	2,365.0	\$383,130	\$153,252	2000
ELEV PASS	\$60,000.00	1	\$60,000	\$24,000	1984
ELEV STOP	\$11,000.00	2	\$22,000	\$8,800	1984
FENCE	\$32.00	700.0	\$22,400	\$8,960	1984
FENCE	\$23.00	3,420.0	\$78,660	\$74,727	2023
FIRESPRINK	\$5.00	33,518.0	\$167,590	\$78,767	1984
SHED	\$24.00	168.0	\$4,032	\$1,613	2001

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

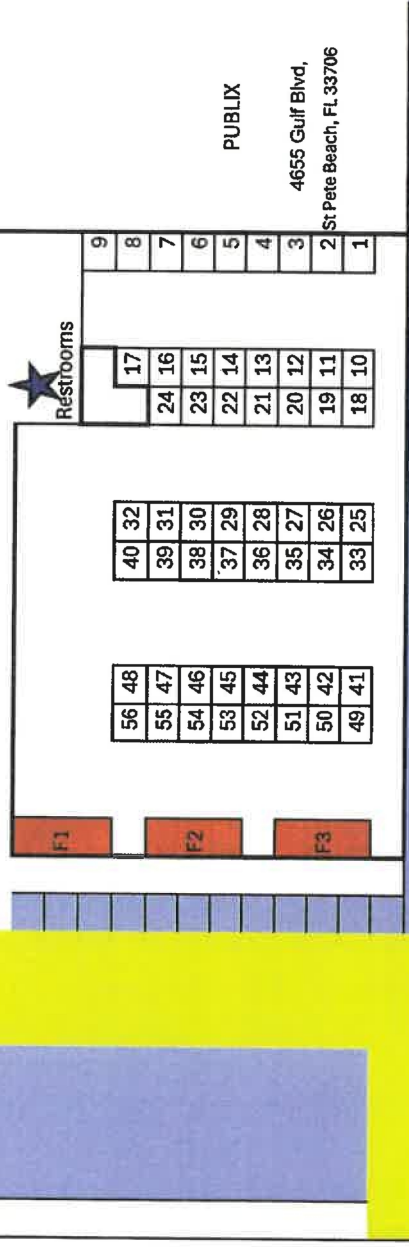
Permit Number	Description	Issue Date	Estimated Value
2600042	FIRESPRINK	01/08/2026	\$13,510
2507159	ELECTRICAL	11/18/2025	\$1,200
2507106	FIRESPRINK	11/14/2025	\$4,233
2506654	ADDITION/REMODEL/RENOVATION	10/07/2025	\$10,000
2506538	SIGN	09/29/2025	\$2,500
2506191	ADDITION/REMODEL/RENOVATION	09/03/2025	\$420,000
2506085	ADDITION/REMODEL/RENOVATION	08/22/2025	\$8,000
2505786	ADDITION/REMODEL/RENOVATION	07/31/2025	\$20,000
2505800	ELECTRICAL	07/31/2025	\$500
2504808	ADDITION/REMODEL/RENOVATION	05/16/2025	\$227,900



FIRE HYDRANT

Fire Lane/Ems Lane

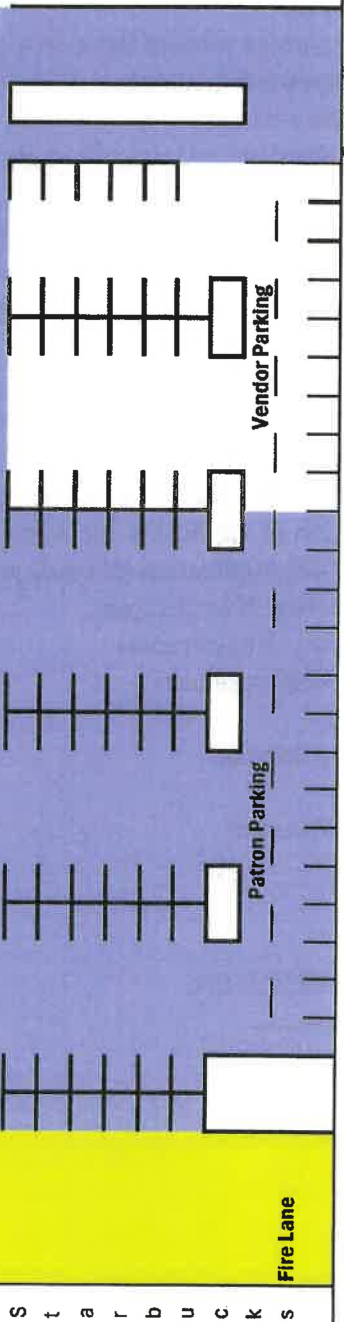
DOCKS



- KEY**
- Fire/Ems Lane
 - Patron Parking
 - Vendor Parking
 - ★ Portotoilets

Food Tents/Trucks and their generators if needed

1. Thru 56 All 10 x 10 Tent Spaces



GULF BLVD

S t a r b u c k s

ALTA, BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SCHEDULE BII EXCEPTIONS:

Fidelity National Title Insurance Company commitment for title insurance No. FL252404010JC, bearing an effective date of April 2, 2024.

Items 1-6 are not survey matters are not shown hereon.

- 7 Terms, conditions and provisions in that certain unrecorded Lease Agreement in favor of Chick-Fil-A, Inc., a Georgia corporation, as evidenced by the Short Form Lease recorded November 5, 2004 in Official Records Book 13929, Page 1494, of the Public Records of Pinellas County, Florida. (LEASE PROPERTY PLOTTED HEREON - EXHIBITS ARE TOO ILLIGIBLE TO DETERMINE SURVEY MATTERS, IF ANY)
- 8 Terms, conditions and provisions in that certain Lease Agreement in favor of Publix Super Markets, Inc., a Florida corporation, dated April 29, 1966, recorded June 24, 1964 in Official Records Book 5687, Page 2168, as assigned to Dolphin Village Association, Ltd., a Florida limited partnership, in the Assignment of Leases recorded August 8, 1986 in Official Records Book 6289, Page 1181, all of the Public Records of Pinellas County, Florida. (DESCRIBES SUBJECT PROPERTY - NOT PLOTTED)
- 9 Covenants, restrictions, reservations and easements as shown on the Plat of Lido Gardens First Addition recorded in Plat Book 52, Page 81, as affected by City of St Petersburg Beach Resolution 90-33 recorded August 31, 1990 in Official Record Book 7367, Page 133, all of the Public Records, of Pinellas County, Florida. (PLOTTED HEREON, NORTH AND WEST PORTIONS OF 5' UTILITY EASEMENT VACATED PER OFFICIAL RECORD BOOK 7367, PAGE 133, ALL OF THE PUBLIC RECORDS, OF PINELLAS COUNTY, FLORIDA.)
- 10 Deed of Easement by and between Mobil Oil Corporation and W. W. Caruth, Jr, dated October 7, 1980, recorded July 2, 1981 in Official Records Book 5215, Page 1916, of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 11 Easement in favor of Pinellas County, dated March 27, 1967, recorded April 12, 1967 in Official Records Book 2583, Page 282, of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 12 Easement in favor of the City of St. Petersburg Beach, dated June 7, 1967, recorded June 12, 1967 in Official Record Book 2618, Page 315, as amended by the Amendment to Easement recorded March 15, 1968 in Official Record Book 2795, Page 13, as amended by the Supplemental Easement and Partial Release of Easement recorded June 9, 1970 in Official Record Book 3339, Page 751, all of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 13 License to Use Land in favor of General Telephone Company of Florida, dated November 15, 1971, recorded June 14, 1972 in Official Record Book 3704, Page 111, of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 14 Easement in favor of Florida Power Corporation recorded June 14, 1971 in Official Record Book 3560, Page 686, of the Public Records of Pinellas County, Florida. (INSUFFICIENT DESCRIPTION - EXHIBIT ILLIGIBLE - NOT PLOTTED)
- 15 Terms, conditions, restrictions, covenants and easements contained in that certain Declaration of Easement recorded January 25, 1993 in Official Records Book 5463, Page 2193, as partially terminated by Termination of Easement recorded August 2, 1993 in Official Records Book 5575, Page 1494, all of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 16 Distribution Easement in favor of Florida Power Corporation recorded May 14, 1984 in Official Record Book 5758, Page 1914, of the Public Records of Pinellas County, Florida. (DESCRIBES 10' OVER FLORIDA POWER FACILITIES LOCATED ON SUBJECT PROPERTY - NO PLOTTABLE DESCRIPTION)
- 17 Pinellas County Water System Utility Easement recorded December 2, 1985 in Official Record Book 6123, Page 1408, of the Public Records of Pinellas County, Florida. (DESCRIBES 10' EASEMENT OVER WATER FACILITIES LOCATED ON SUBJECT PROPERTY - NO PLOTTABLE DESCRIPTION)
- 18 Easements contained in that certain Quit Claim Deed recorded August 23, 1960 in Official Record Book 974, Page 704, of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 19 Bus Shelter Easement Agreement in favor of the City of St. Petersburg Beach, dated August 5, 1997, recorded December 12, 1997 in Official Record Book 9932, Page 2320, of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 20 Terms, conditions and provisions in that certain Sovereignty Submerged Lands Lease Renewal and Modification to Reflect Current Structures recorded October 8, 2010 in Official Records Book 17053, Page 1632, as amended by the Sovereignty Submerged Lands Lease Modification to Reflect Change in Upland Ownership recorded October 8, 2010 in Official Records Book 17053, Page 1632, as amended by the Sovereignty Submerged Lands Lease Modification to Reflect Change in Upland Ownership recorded September 12, 2012 in Official Records Book 17712, Page 1961, all of the Public Records of Pinellas County, Florida. (PLOTTED HEREON)
- 21 Terms, conditions and provisions in that certain unrecorded Lease Agreement in favor of JPMorgan Chase Bank, No A., as evidenced by the Memorandum of Lease dated July 7, 2010, recorded March 2, 2011 in Official Records Book 17182, Page 1865, of the Public Records of Pinellas County, Florida. (LEASE PROPERTY PLOTTED HEREON)
- 22 Easement in favor of Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy recorded August 30, 2016 in Official Records Book 19322, Page 2218, of the Public Records of Pinellas County, Florida. (DESCRIBES BLANKET EASEMENT OVER SOUTHWEST ADJOINING PROPERTY - NOT PLOTTED)
- 23 Terms, conditions and provisions contained in that certain unrecorded Lease Agreement in favor of Starbucks Corporation, dated June 8, 2021, recorded March 14, 2022 in Official Records Book 21973, Page 2568, of the Public Records of Pinellas County, Florida. (DESCRIBES SUBJECT PROPERTY - NOT PLOTTED)
- 24 Easement in favor of Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy recorded February 15, 2024 in Official Records Book 22706, Page 1263, of the Public Records of Pinellas County, Florida. (DESCRIBES BLANKET EASEMENT OVER SOUTHWEST ADJOINING PROPERTY - NOT PLOTTED)

TITLE DESCRIPTION

Parcel 1:

Lot B, less the West 14.61 feet, Lido Gardens First Addition, as recorded in Plat Book 52, Page 81, of the Public Records of Pinellas County, Florida, and a portion of Government Lot 2, in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida, all being further described as follows: From the Point of Intersection of the South 180.00 feet of Government Lot 2, Section 6, Township 32, Range 16 East, Pinellas County, Florida, with the Easterly right-of-way of Gulf Boulevard, run 156.48 feet along said right-of-way and the arc of a curve to the left, radius 5769.65 feet, chord North 14°45'59" West, 156.48 feet to the Point of Beginning; thence continue along said Easterly right-of-way of Gulf Boulevard by the following two courses: (1) 108.45 feet along the arc of a curve to the left, radius 5769.65 feet, chord North 16° 04'55" West, 108.45 feet (2) North 16° 37'13" West, 580.29 feet; thence North 57° 13'47" East, 429.31 feet; thence North 57° 13'47" East, 279.46 feet along the arc of a curve to the left, radius 360.00 feet, chord South 55° 49'35" East, 272.50 feet thence South 16° 37'13" East, 797.01 feet; thence North 88°13'36" West, 163.89 feet; thence South 01°46'24" West, 20.00 feet; thence North 88° 13'36" West, 200.00 feet; thence South 01° 46'24" West, 125.00 feet to the North right-of-way line of 46th Avenue (A 60.00 foot right-of-way); thence North 88° 13'36" West, 60.39 feet along said right-of-way; thence North 01° 46'24" East, 150.00 feet; thence North 88° 13'36" West, 194.55 feet to the Point of Beginning.

Parcel 2:

Together with easements for drainage as contained in that certain Easement dated July 30, 1983, and recorded in Official Records Book 5575, Page 1517, of the Public Records of Pinellas County, Florida, as modified and amended by that certain Location of Easement recorded in Official Records Book 7210, Page 2280, of the Public Records of Pinellas County, Florida.

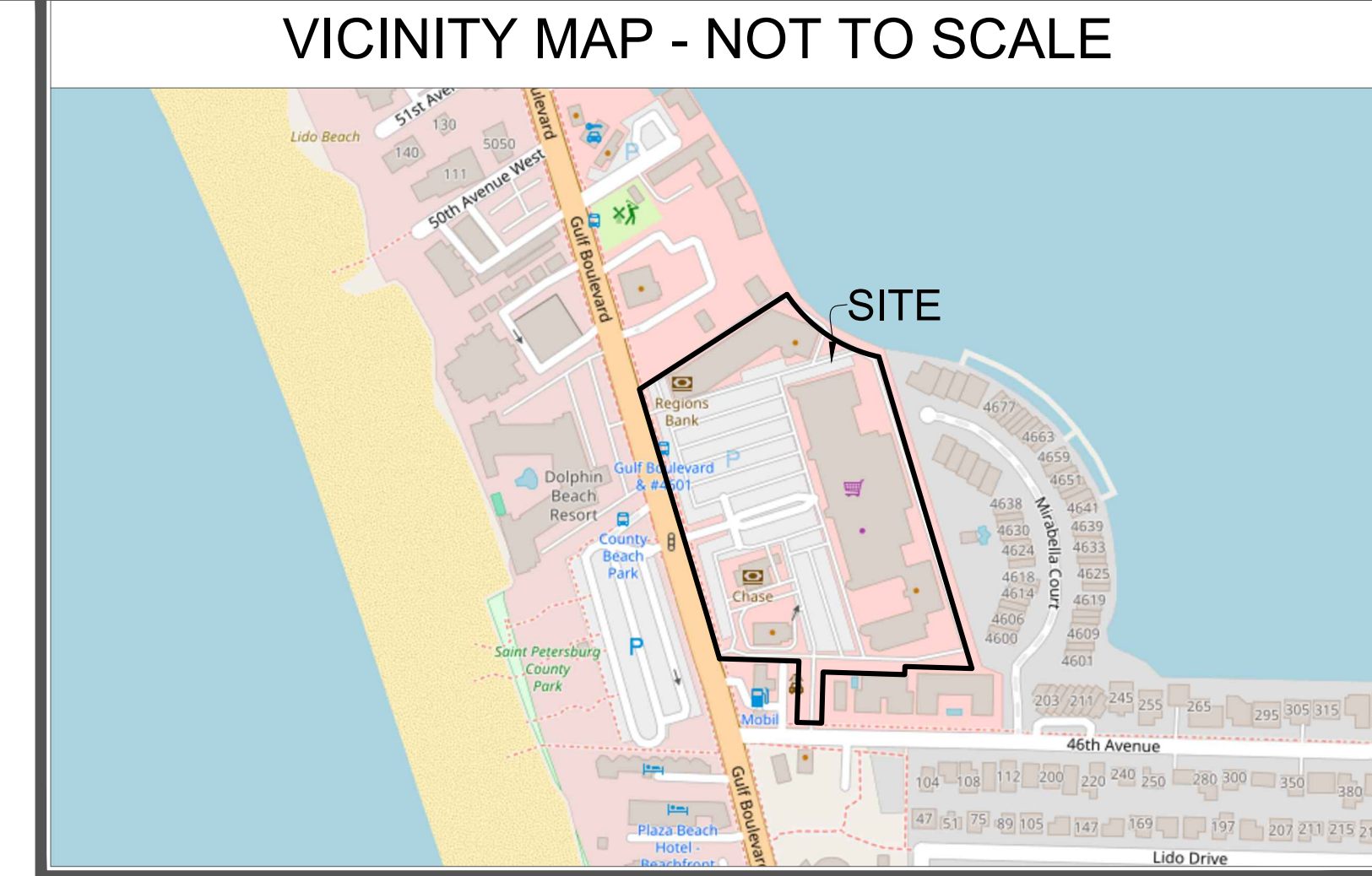
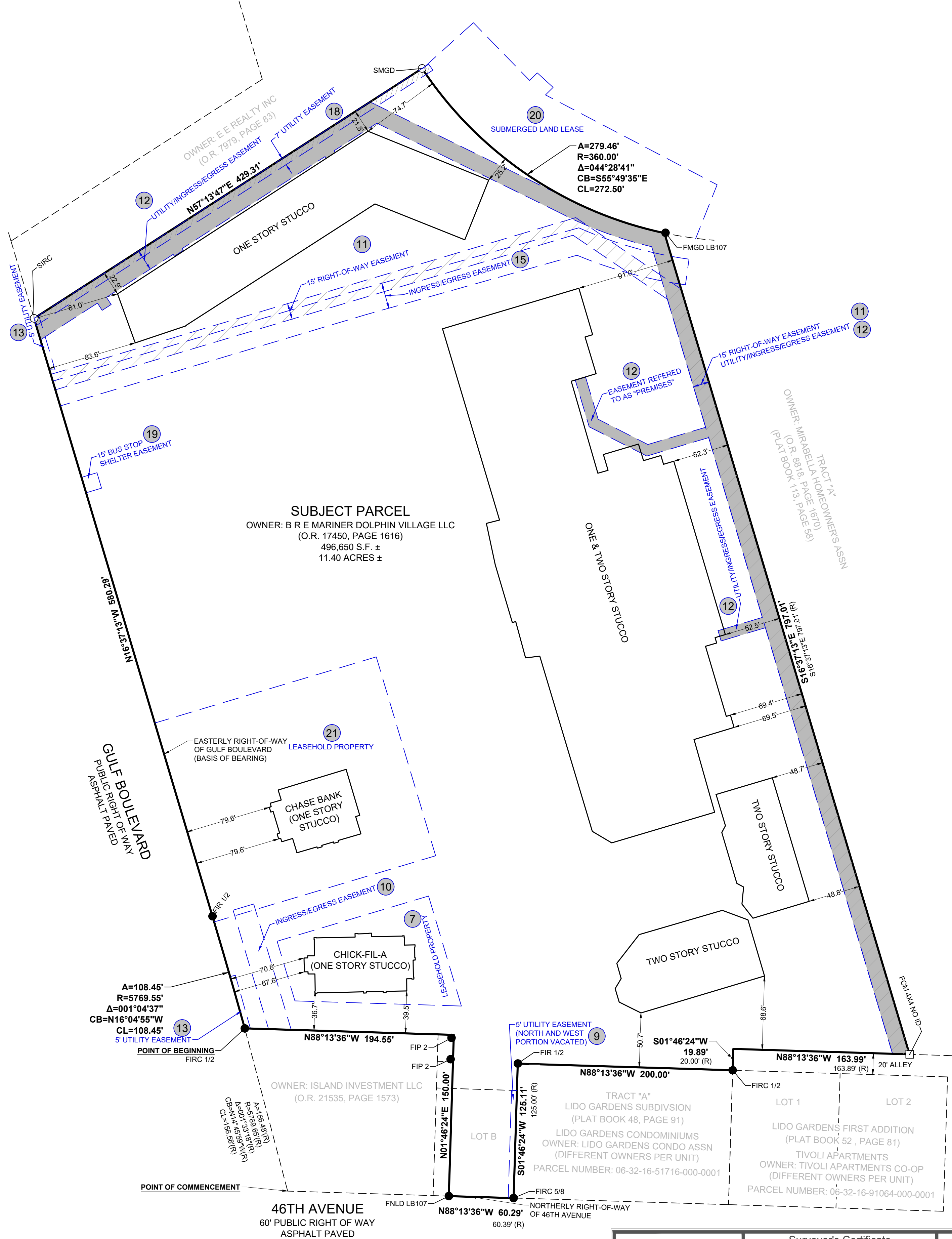
Parcel 3:

Leasehold estate created under that certain that certain Sovereignty Submerged Lands Lease Renewal and Modification recorded Octobers, 2010, in Official Records Book 17053, Page 1632, of the Public Records of Pinellas County, Florida, demising the lands described therein.

The above description is the same as the one contained in Fidelity National Title Insurance Company commitment for title insurance No. FL252404010JC, bearing an effective date of April 2, 2024.

LEGEND

PRM --- Permanent Reference Monument	FAD --- Found Aluminum Disk	SIRC --- Set Iron Rod and Cap
TBM --- Temporary Benchmark	FAXL --- Found Axle	SMGD --- Set Mag Nail
Pg --- Page	FBD --- Found Brass Disk	SNL --- Set Nail
O.R. --- Official Records Book	FCM --- Found Conc. Monument	SX --- Set X Cross
INS# --- Instrument Number	FCW --- Found Copper Weld	TP --- Traverse Point
LB --- Licensed Business	FIP --- Found Iron Pipe	WP --- Work Point
(R) --- Record Measurement	FIRC --- Found Iron Rod and Cap	
(P) --- Plat Measurement	FIR --- Found Iron Rod	
(TYP) --- Typical	FIRC --- Found Iron Rod and Cap	
CONC --- Concrete	FBM --- Found Benchmark	
ELEV --- Elevation	FMG --- Found Mag Nail	
INV --- Invert	FMGD --- Found Mag Nail and Disk	
CMP --- Corrugated Metal Pipe	FWM --- Found Monument in Well	
HDPE --- High-Density Polyethylene	FND --- Found	
PVC --- Polyvinyl Chloride	FNL --- Found Nail	
RCP --- Reinforced Concrete Pipe	FPIP --- Found Pinched Iron Pipe	
BFP --- Back Flow Preventor	FPK --- Found PK Nail	
CI --- Curb Inlet	FPKD --- Found PK Nail and Disk	
FFE --- Finished Floor Elevation	FX --- Found X Cross	
GTI --- Grate Top Inlet		
MES --- Mitered End Section		
OCS --- Outlet Control Structure		



SURVEYOR'S NOTES:

- 1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company commitment for title insurance No. FL252404010JC, bearing an effective date of April 2, 2024.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the Easterly Right-of-Way of Gulf Boulevard, having a Grid bearing of N.16°37'13"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 4) All boundary line dimensions are field measured unless otherwise noted.
- 5) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 6) The subject property lies in Flood Zone "AE", according to Flood Insurance Rate Map, Map No. 12103C0276H for City of St. Pete Beach, Community No. 125149, Pinellas County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center <https://msc.fema.gov>.
- 7) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 10) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- 11) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- 12) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.
- 13) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "AG0743", having a published elevation of 4.79 feet (NAVD 88).
- 14) No visible evidence of grave sites, burial grounds or cemeteries on subject property.
- 15) No observed evidence of substantial areas of refuse located on the property or visible evidence of use as a solid waste dump.
- 16) The subject property has direct access to and is contiguous with 49th avenue and Gulf Boulevard being dedicated public streets or highway with no gaps, gores or overlaps.
- 17) Per table a item no. 10, no evidence of party walls with respect to adjoining properties was observed on the subject property in the process of conducting the fieldwork.
- 18) Per table a item no. 16, no evidence of recent earth moving work, building construction, or building additions was observed in the process of conducting the fieldwork.
- 19) Per table a item no. 17, no apparent changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction, no observable evidence of recent street or sidewalk construction or repairs.
- 20) Per table a, item no. 18, no offsite easements provided to or otherwise known to the surveyor.
- 21) Parking space count: 473 regular spaces & 18 handicap accessible spaces. 491 total parking spaces.

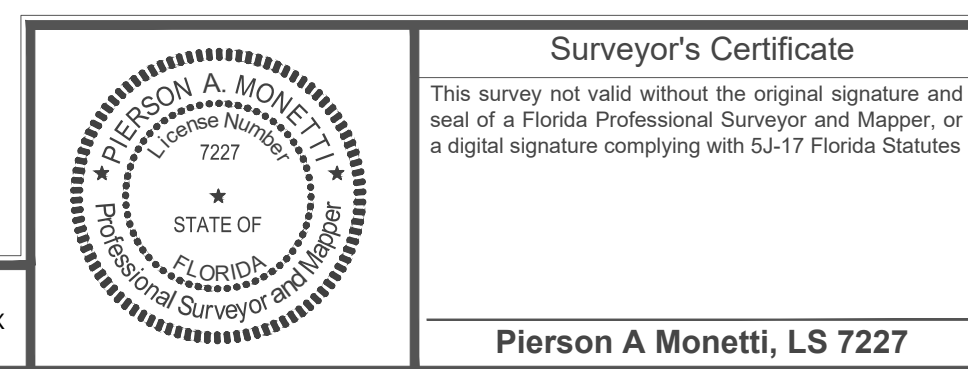
SURVEYOR'S CERTIFICATION:

To: TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/20/2024.

Pierson A. Monetti
Professional Land Surveyor No. 7227
In the State of Florida

DATE



Surveyor's Certificate

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Pierson A Monetti, LS 7227

Survey History

Date	Description	By
3/20/24	Last field data acquisition	JP
5/01/24	Title Added	TSH



Dolphin Village

ALTA, Boundary, Topographic & Tree
4655 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL

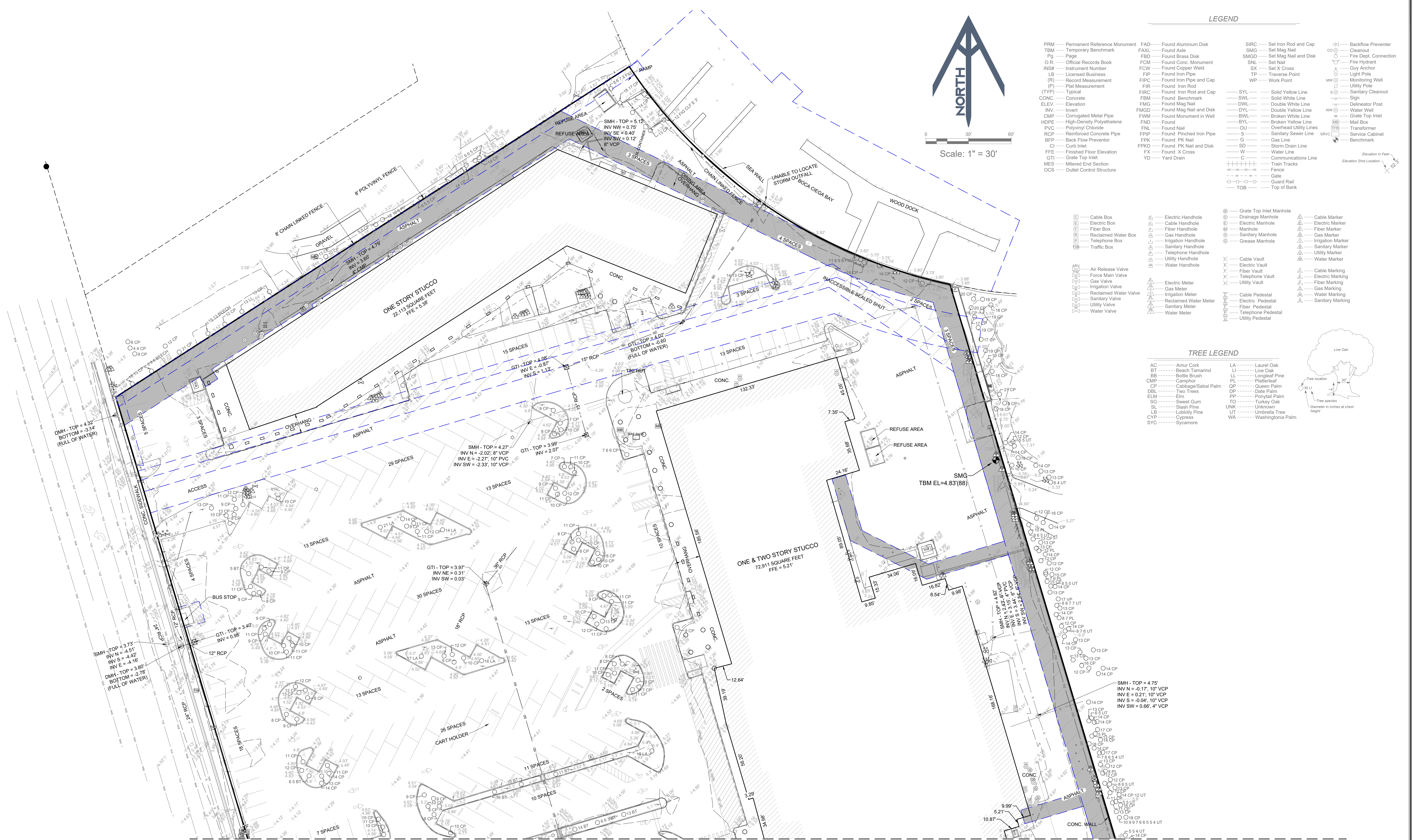
Project Number: 240026 Sheet 1 of 3



LEGEND

- PRM Permanent Reference Monument
- TBM Temporary Benchmark
- Pg Page
- O.R. Official Records Book
- INS# Instrument Number
- (TYP) Typical
- CONC. Concrete
- ELEV. Elevation
- INV. Invert
- CMP Corrugated Metal Pipe
- HDPE High-Density Polyethylene
- PVC Polyvinyl Chloride
- RCP Reinforced Concrete Pipe
- BFP Back Flow Preventer
- CI Curb Inlet
- FFE Finished Floor Elevation
- GTI Grate Top Inlet
- MES Mitered End Section
- OCS Outlet Control Structure
- FAD Found Aluminum Disk
- FAL Found Axle
- FBD Found Brass Disk
- FCM Found Conc. Monument
- FCW Found Copper Weld
- FIP Found Iron Pipe
- FIPC Found Iron Pipe and Cap
- FIR Found Iron Rod
- FIRC Found Iron Rod and Cap
- FBM Found Benchmark
- FMR Found Mag Nail
- FMGD Found Mag Nail and Disk
- FWM Found Monument in Wall
- FND Found
- FNL Found Nail
- FRP Found Reinforced Iron Pipe
- FPK Found PK Nail
- FPKD Found PK Nail and Disk
- FX Found X Cross
- YD Yard Drain
- SIRC Set Iron Rod and Cap
- SMG Set Mag Nail
- SMGD Set Mag Nail and Disk
- SNL Set Nail
- SK Set X Cross
- TP Traverse Point
- WP Work Point
- SYL Solid Yellow Line
- DWL Solid White Line
- BWL Broken White Line
- BYL Broken Yellow Line
- OJL Overhead Utility Lines
- G Gas Line
- SD Storm Drain Line
- W Water Line
- CL Communications Line
- TT Train Tracks
- F Fence
- G Gate
- GR Guard Rail
- TOB Top of Bank
- Backflow Preventer
- Cleanout
- Fire Dept. Connection
- Utility Pole
- Sanitary Cleanout
- Sign
- Delineator Post
- Water Well
- Grate Top Inlet
- Mail Box
- Transformer
- Service Cabinet
- Benchmark

- TREE LEGEND**
- AC Amur Cork
 - BT Beach Tamarind
 - BB Bottle Brush
 - CMP Camphor
 - CP Cabbage/Sabal Palm
 - DEL Two Trees
 - ELM Elm
 - SG Sweet Gum
 - SL Slash Pine
 - LB Loblolly Pine
 - CYP Cypress
 - SYC Sycamore
 - LA Laurel Oak
 - LI Live Oak
 - LL Longleaf Pine
 - PL Platterleaf
 - QP Queen Palm
 - DP Date Palm
 - PP Ponytail Palm
 - TO Turkey Oak
 - UNK Unknown
 - UT Umbrella Tree
 - WA Washingtonia Palm



MATCH LINE - SEE SHEET 2

Survey History		
Date	Description	By



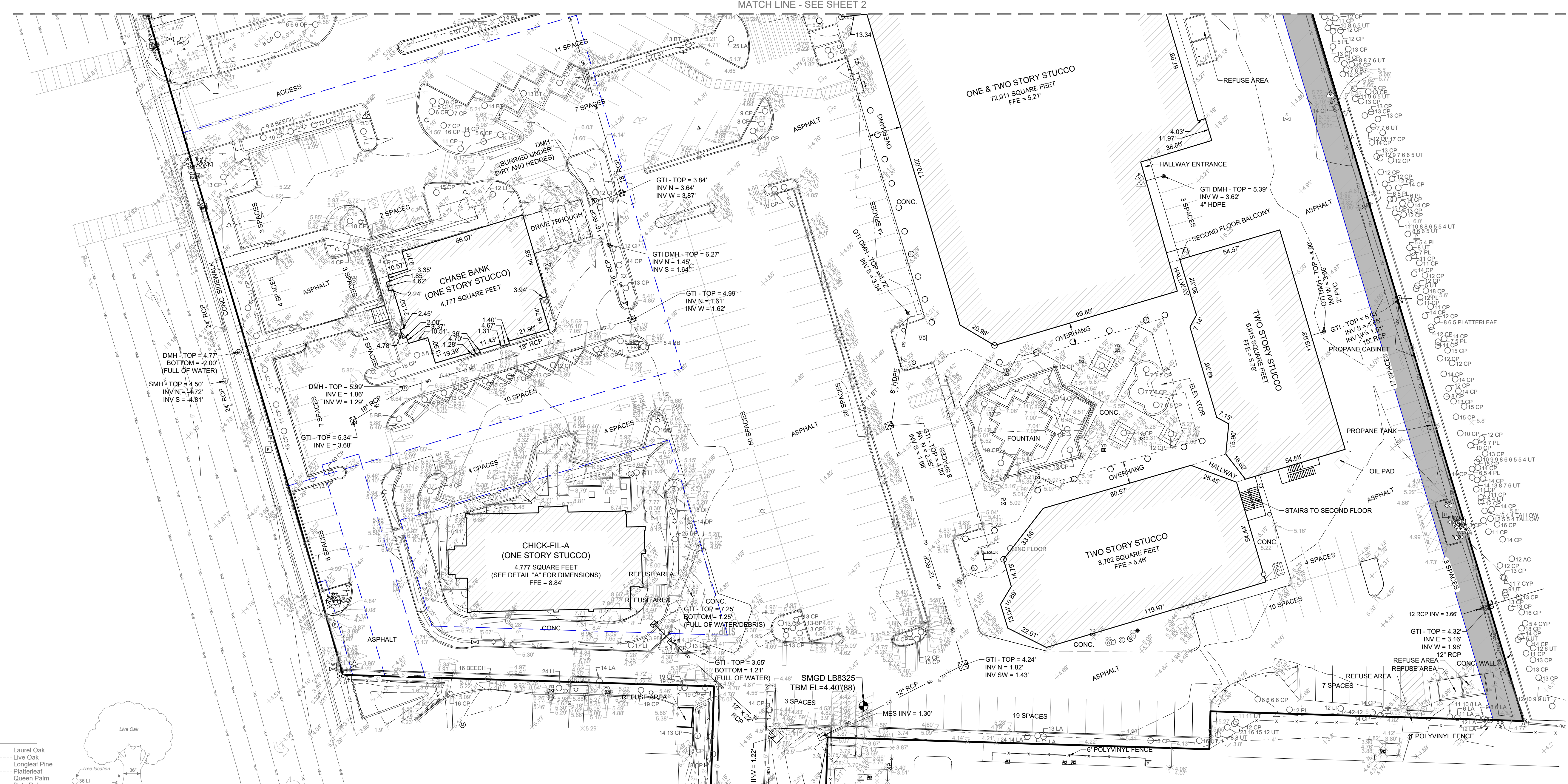
Dolphin Village
 ALTA, Boundary, Topographic & Tree
 4655 Gulf Blvd, St Pete Beach, FL 33706
 Prepared for:
 Kimley Horn
 Section 6, Township 32 South, Range 16 East,
 Pinellas County, FL

Project Number: 240026 Sheet 2 of 3

See Sheet 1 For Surveyor's Certificate



MATCH LINE - SEE SHEET 2



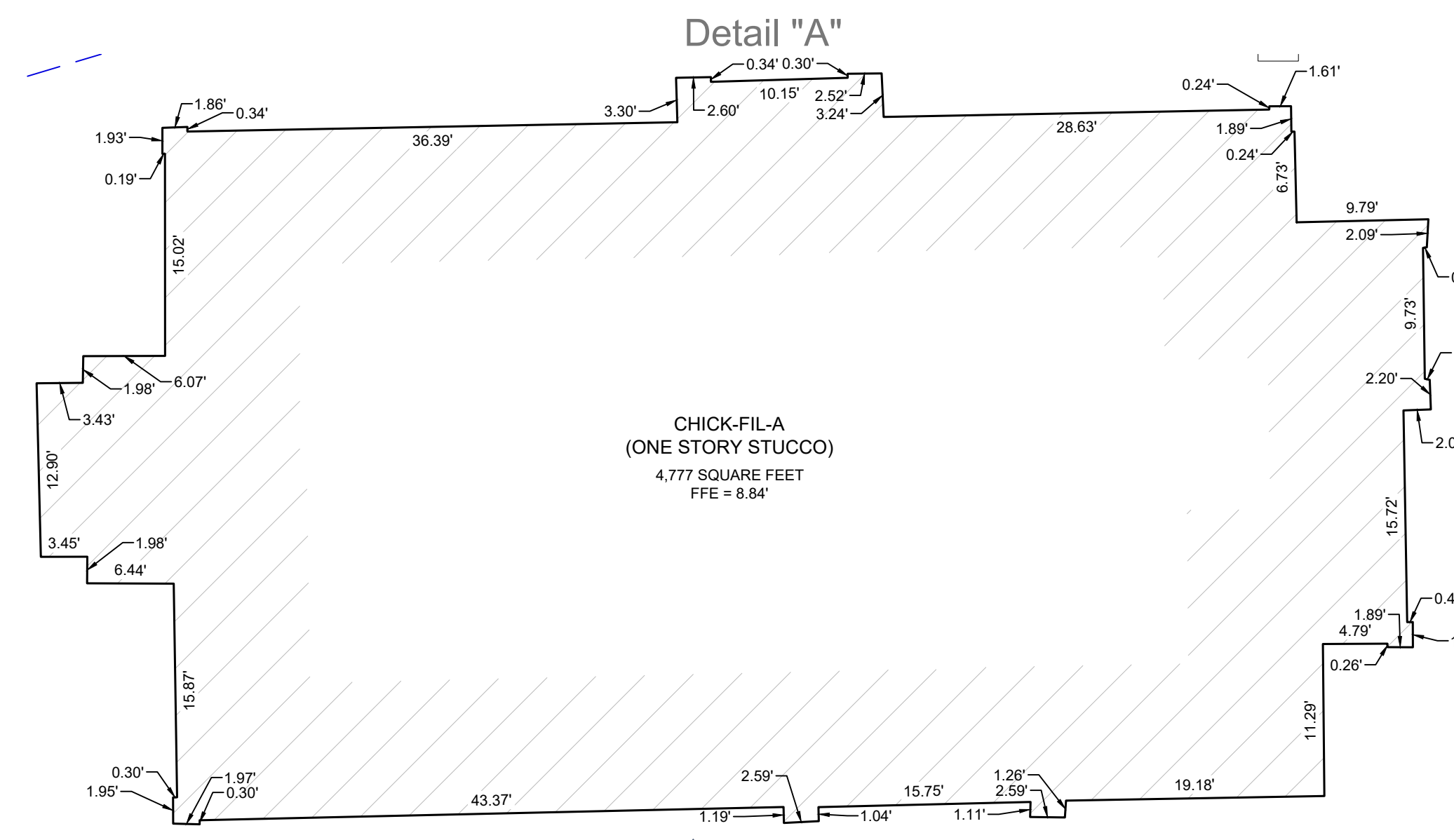
TREE LEGEND

- | | |
|-------------------------------|----------------------------|
| AC ----- Acacia | LA ----- Live Oak |
| BT ----- Beach Tamarind | LI ----- Live Oak |
| BB ----- Bottle Brush | LL ----- Longleaf Pine |
| CMP ----- Camphor | PL ----- Platterleaf |
| CP ----- Cabbage/Seabell Palm | QP ----- Queen Palm |
| DBL ----- Two Trees | DP ----- Date Palm |
| ELM ----- Elm | TP ----- Turkey Oak |
| SG ----- Sweet Gum | TD ----- Turkey Oak |
| SL ----- Slash Pine | UNK ----- Unknown |
| LB ----- Loblolly Pine | UT ----- Umbrella Tree |
| CYP ----- Cypress | WA ----- Washingtonia Palm |
| SYC ----- Sycamore | |

LEGEND

- | | | | |
|----------------------------------------|------------------------------------|----------------------------------|-----------------------|
| PRM ----- Permanent Reference Monument | FAD ----- Found Aluminum Disk | SIRC ----- Set Iron Rod and Cap | Backflow Preventer |
| TBM ----- Temporary Benchmark | FAXL ----- Found Axis | SMG ----- Set Mag Nail | Cleanout |
| Pg ----- Page | FBD ----- Found Brass Disk | SMGD ----- Set Mag Nail and Disk | Fire Dept. Connection |
| O.R. ----- Official Records Book | FCM ----- Found Conc. Monument | SNL ----- Set Nail | Fire Hydrant |
| INS# ----- Instrument Number | FCW ----- Found Copper Weld | SX ----- Set X Cross | Guy Anchor |
| LB ----- Licensed Business | FIP ----- Found Iron Pipe | TP ----- Traverse Point | Light Pole |
| (R) ----- Record Measurement | FIPC ----- Found Iron Pipe and Cap | WP ----- Work Point | Monitoring Well |
| (P) ----- Plat Measurement | FIR ----- Found Iron Rod | | Utility Pole |
| (TYP) ----- Typical | FIRC ----- Found Iron Rod and Cap | | Sanitary Cleanout |
| CONC. ----- Concrete | FMB ----- Found Benchmark | SYL ----- Solid Yellow Line | Sign |
| ELEV. ----- Elevation | FMD ----- Found Mag Nail | DWL ----- Double White Line | Delinicator Post |
| INV. ----- Invert | FMGD ----- Found Mag Nail and Disk | DYL ----- Double Yellow Line | Water Well |
| CMP ----- Corrugated Metal Pipe | FWM ----- Found Monument in Well | BWL ----- Broken White Line | Grate Top Inlet |
| HDPE ----- High-Density Polyethylene | FND ----- Found | DYL ----- Broken Yellow Line | Mail Box |
| PVC ----- Polyvinyl Chloride | FNL ----- Found Nail | OU ----- Overhead Utility Lines | Transformer |
| RCP ----- Reinforced Concrete Pipe | FPIP ----- Found Pinched Iron Pipe | S ----- Sanitary Sewer Line | Service Cabinet |
| BFP ----- Back Flow Preventer | FPK ----- Found PK Nail | G ----- Gas Line | Benchmark |
| CI ----- Curb Inlet | FPKD ----- Found PK Nail and Disk | SD ----- Storm Drain Line | |
| MES ----- Finished Floor Elevation | FX ----- Found X Cross | W ----- Water Line | |
| GTI ----- Grate Top Inlet | YD ----- Yard Drain | C ----- Communications Line | |
| MES ----- Mitered End Section | | TT ----- Train Tracks | |
| OCS ----- Outlet Control Structure | | F ----- Fence | |
| | | G ----- Gate | |
| | | GR ----- Guard Rail | |
| | | TOB ----- Top of Bank | |

- | | | | |
|---------------------------------|------------------------------|-----------------------------------|----------------------------|
| CB ----- Cable Box | EH ----- Electric Handhole | GTI ----- Grate Top Inlet Manhole | CM ----- Cable Marker |
| EB ----- Electric Box | CH ----- Cable Handhole | DM ----- Drainage Manhole | EM ----- Electric Marker |
| FB ----- Fiber Box | FH ----- Fiber Handhole | MM ----- Manhole | FM ----- Fiber Marker |
| RWB ----- Reclaimed Water Box | GH ----- Gas Handhole | SM ----- Sanitary Manhole | GM ----- Gas Marker |
| TB ----- Telephone Box | IH ----- Irrigation Handhole | GM ----- Grease Manhole | IM ----- Irrigation Marker |
| | SH ----- Sanitary Handhole | | SM ----- Sanitary Marker |
| | TH ----- Telephone Handhole | | UM ----- Utility Marker |
| | UH ----- Utility Handhole | | WM ----- Water Marker |
| | WH ----- Water Handhole | | |
| AV ----- Air Release Valve | | CV ----- Cable Vault | |
| FMV ----- Force Main Valve | | EV ----- Electric Vault | |
| GV ----- Gas Valve | | FV ----- Fiber Vault | |
| IV ----- Irrigation Valve | | TV ----- Telephone Vault | |
| RWV ----- Reclaimed Water Valve | | UV ----- Utility Vault | |
| SV ----- Sanitary Valve | | CP ----- Cable Pedestal | |
| UV ----- Utility Valve | | EP ----- Electric Pedestal | |
| WV ----- Water Valve | | FP ----- Fiber Pedestal | |
| | | TP ----- Telephone Pedestal | |
| | | UP ----- Utility Pedestal | |



See Sheet 1 For Surveyor's Certificate

Survey History		
Date	Description	By

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICspatial.com
Licensed Business #8325

Dolphin Village
ALTA, Boundary, Topographic & Tree
4655 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL

Project Number: 240026 Sheet 3 of 3

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Temporary Use Permit No. 26062: 620 Corey Avenue

Action Request:

Strategic Objective:

Date: May 6, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Renee Tarsitano for Jason Bartell request a temporary use permit to operate a weekend outdoor concept containing food truck parking, small street vendors, seating, light entertainment, and recreational elements, that will be operated Friday through Sunday from 10 AM through 10 PM.

Funding:

Attachments:

1. Application and Aerial Plan
2. Additional Responses



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: 26062

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: ST. PETERSBURG BEACH REPLAT BLK 57, LOT 12
Parcel ID: 36.31.15.77994.057.0120
Address: 620 COREY AVE. SPB 33706

Current Zoning: TC-2 FLUM Designation: TC-2 Lot Area: 1304SF
Existing Use: MULTI-USE Proposed Use: MULTI-USE

APPLICANT/AGENT:

Name: RENEE TARSITANO
Address: 449 COREY AVE
City: SPB State: FL
Zip: 33706 Phone: 727.333.5851
Email: RENEEQ@SEASALT-VACATIONS.COM

PROPERTY OWNER:

Name: JASON BARTELL
Address: PO BOX 696
City: MONROE State: NC
Zip: 28111 Phone: 704.361.1932
Email: JASONBARTELL@GMAIL.COM

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

SEE ATTACHED



Owner's Authorization for Agent

I/WE JASON BARTELL
(print name of property owner)

hereby authorize RENEE TARSITANO
(print name of agent)

to represent me/us in an application for TEMP USE PERMIT
(type of application: variance, conditional use, zoning, etc.)

[Handwritten Signature]
Signature of Owner

Signature of Owner

Jason R Bartell
Print Name of Owner

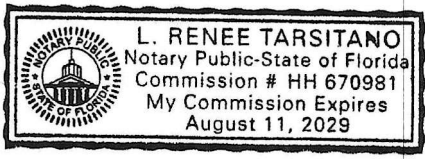
Print Name of Owner

The forgoing instrument was acknowledged before me this 13TH day of APRIL
20 26 by JASON BARTELL who is personally known _____
or produced NCDL00000987 as identification.

[Handwritten Signature]
(Notary Signature)

4/13/26
(Date)

My Commission Expires: AUG 11, 2029





Parcel Summary (as of 25-Mar-2026)

Parcel Map

Parcel Number

36-31-15-77994-057-0120

Owner Name
BARTELL, JASON

Property Use
0110 Single Family Home

Site Address
620 COREY AVE
ST PETE BEACH, FL 33706

Mailing Address
PO BOX 696
MONROE, NC 28111-0696

Legal Description
ST PETERSBURG BEACH REPLAT BLK 57, LOT 12

Current Tax District
ST PETE BEACH (SPB)

Year Built
1951



Living SF	Gross SF	Living Units	Buildings
672	1,304	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23488/0921	\$316,100	<u>280.06</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	5/28

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$268,927	\$268,927	\$268,927	\$268,927	\$268,927

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$422,817	\$422,817	\$422,817	\$422,817	\$422,817
2023	N	\$434,085	\$434,085	\$434,085	\$434,085	\$434,085
2022	N	\$403,480	\$403,480	\$403,480	\$403,480	\$403,480
2021	Y	\$279,235	\$238,632	\$188,632	\$213,632	\$188,632
2020	Y	\$265,500	\$235,337	\$185,337	\$210,337	\$185,337

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	15.8285	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Mar-2026	\$550,000	<u>Q</u>	I	RWZ 1 LLC	BARTELL JASON	23488/0921
02-May-2022	\$550,000	<u>U</u>	I	BRANSON CATHERINE CAMERON PR	RWZ 1 LLC	22057/1274
30-Nov-2017	\$291,000	<u>Q</u>	I	WALKER SCOTT	CAMERON AUBREY LAWRENCE	19859/0552
08-Jul-2010	\$200,000	<u>Q</u>	I	HILL VICKY RAY MILOSEVIC	WALKER SCOTT	16974/2613
17-Nov-1993	\$100	<u>U</u>	I	MILOSEVIC RAY R	HILL, VICKY R.	08472/2309

2025 Land Information

Land Area: \cong 5,375 sf | \cong 0.12 acres

Frontage and/or View: None

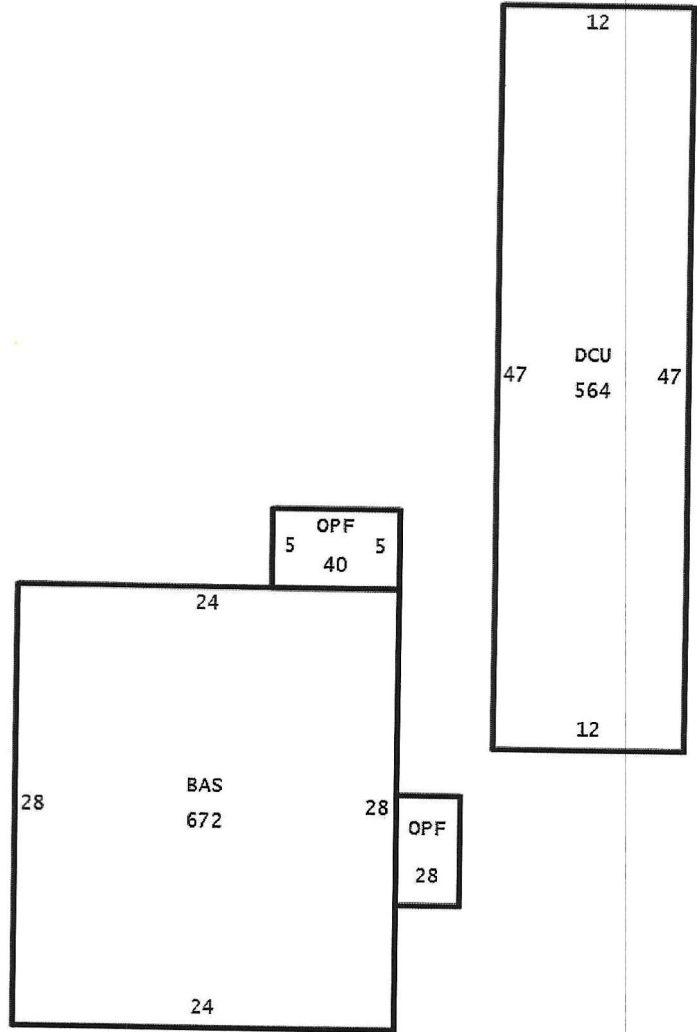
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x107	\$4,500	50.00	FF	1.1128	\$250,380

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1951
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	3
Effective Age	33

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	672	672
Detached Carport Unfinished (DCU)	0	564
Open Porch (OPF)	0	68
Total Area SF	672	1,304



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$5.00	400.0	\$2,000	\$2,000	1965
SHED	\$24.00	100.0	\$2,400	\$1,152	2005
SOLAR	\$2.50	6,900.0	\$17,250	\$17,250	2017

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<u>1901807</u>	MISCELLANEOUS	10/23/2019	\$3,200
<u>1901065</u>	PLUMBING	06/20/2019	\$4,990
<u>BLD18-01706</u>	HEAT/AIR	09/12/2018	\$8,900
<u>BLD18-00764</u>		05/01/2018	\$11,200
<u>BLD18-00590</u>	SOLAR PANELS	04/10/2018	\$22,000
<u>BLD17-01572</u>	ROOF	12/21/2017	\$5,000
<u>20110551</u>	HEAT/AIR	05/16/2011	\$3,800

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2026070768 03/16/2026 12:04 PM
OFF REC BK: 23488 PG: 921-922
DocType:DEED RECORDING: \$18.50
D DOC STAMP: \$3850.00

This instrument prepared by:
Sheila M. Lake, Esq.
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, Florida 33701

Consideration: \$550,000.00
Recording Fee: \$18.50
Documentary Stamps: \$3,850.00

(Space above reserved for Clerk's Office)

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2026, between **RWZ 1, LLC, a Florida limited liability company**, whose mailing address is 343 Commercial Street #312, Boston, MA 02109, Grantor, and **Jason Bartell, a single man**, whose mailing address is P.O. Box 696, Monroe, NC 28111, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), paid to them, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the Grantee all that certain parcel of land lying and being in the County of Pinellas, and State of Florida, more particularly described as follows:

Lot 12, Block 57, Replat St Petersburg Beach Sub-Division, according to the map or plat thereof, as recorded in Plat Book 5, Page 28, Public Records of Pinellas County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

SUBJECT TO governmental regulations; matters on plat; ad valorem real property taxes for the year 2025 and all subsequent years; assessments, easements, conditions, restrictions and reservations of record; zoning ordinances; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land; taxes or assessments which are not shown as existing liens in the public records; any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the inured land.

SUBJECT TO Restrictions, covenants, conditions, easements and other matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor does covenant with the Grantee that they are lawfully seized of the premises; that it is free of all encumbrances, and that they have good right and lawful authority to sell the same; and the Grantor does hereby fully warrant the title to land and will defend the same against the lawful claims of all persons whomsoever.

(Signature page to follow.)

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year above written.

Signed sealed and delivered in the presence of:

S. Walsh

Signature of 1st Witness

SHARON WALSH

Print Name of 1st Witness

29 Grove Street

Address of 1st Witness

Westwood, MA 02090

Michelle Tome

Signature of 2nd Witness

Michelle Tome

Print Name of 2nd Witness

10 New St

Address of 2nd Witness

East Boston, MA 02128

STATE OF MA
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of March, 2026, who is personally known to me or who has produced _____ as identification.

Seller:

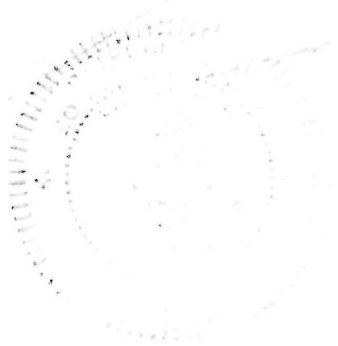
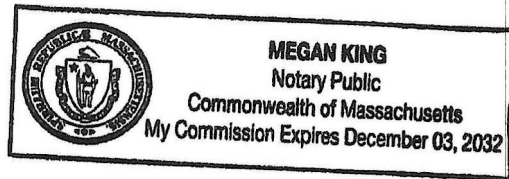
RWZ 1, LLC, a Florida limited liability company

Roger W Zeghibe

Roger Zeghibe, as Manager

M King
NOTARY PUBLIC

[NOTARY SEAL]



Temporary Use Permit Narrative

Property Address: 620 Corey Avenue

Applicant: Renee Tarsitano

City: St. Pete Beach

Purpose of Request

This application is being submitted to request approval for a Temporary Use Permit to activate the property at 620 Corey Avenue with a community-focused, short-term concept designed to support economic activity and revitalization along the sunset side of Corey Avenue.

Project Overview

The proposed temporary use consists of a weekend activation featuring rotating food trucks and small street vendors, complemented by seating, light entertainment, and recreational elements. This activation is intended to operate:

- **Days:** Friday through Sunday
- **Duration:** Up to 90 days (as permitted under Temporary Use guidelines)

The goal is to create a welcoming, low-impact environment that encourages pedestrian activity and supports both residents and visitors.

Site Activation Elements

The proposed use will include:

- A curated rotation of licensed food trucks and vendors
- Tables and seating areas for guests
- Portable restroom facilities (portlets), serviced regularly
- Live music (acoustic or low-amplification, compliant with local ordinances)
- Recreational features such as small putting greens and casual lawn/bar-style games
- Designated on-site parking coordination
- Security presence during operating hours
- Comprehensive liability insurance coverage

All elements are designed to be temporary, mobile, and easily removable at the conclusion of the permitted period.

Community Need & Intent

At present, the sunset side of Corey Avenue has limited active food and beverage options, with only a small number of establishments currently operating—and primarily located closer to 75th Avenue rather than along Corey itself.

This temporary activation is intended to:

- Reintroduce activity and vibrancy to an underutilized portion of the corridor
- Provide accessible food and gathering options for residents and visitors

- Support local small businesses and vendors
 - Encourage foot traffic and economic momentum in alignment with the City's long-term vision
- Importantly, this concept is not intended to compete with or replace future permanent development, but rather to serve as a bridge activation while a long-term, code-compliant business plan is finalized.

Community Support

We have proactively engaged with local residents, nearby stakeholders, and members of the community to gather feedback on this concept.

The response has been overwhelmingly positive, with strong support for:

- Increased food and beverage options
- Safe, family-friendly gathering spaces
- Revitalization efforts along Corey Avenue

This feedback reinforces that there is a clear community desire for thoughtful, temporary activation of this property.

Compliance & Commitment

We are committed to:

- Full compliance with all applicable City codes, permitting requirements, and operational standards
- Coordinating with City staff to ensure public safety, traffic flow, sanitation, and noise control are appropriately addressed
- Maintaining the property in a clean, safe, and well-managed condition throughout the duration of the permit

Long-Term Vision

This temporary use is part of a broader effort to thoughtfully evaluate and develop a permanent, City-aligned business concept for the property. The 90-day activation period will allow us to:

- Assess community engagement and demand
- Refine operational logistics
- Develop a long-term plan that aligns with the evolving zoning framework and City vision for Corey Avenue

Conclusion

This request represents an opportunity to activate an underutilized site in a responsible, community-driven way, while contributing positively to the ongoing recovery and revitalization of St. Pete Beach following recent challenges.

We respectfully request approval of this Temporary Use Permit and welcome any feedback or conditions the Technical Review Committee may have to ensure the success and compliance of this project.

Thank you for your consideration.

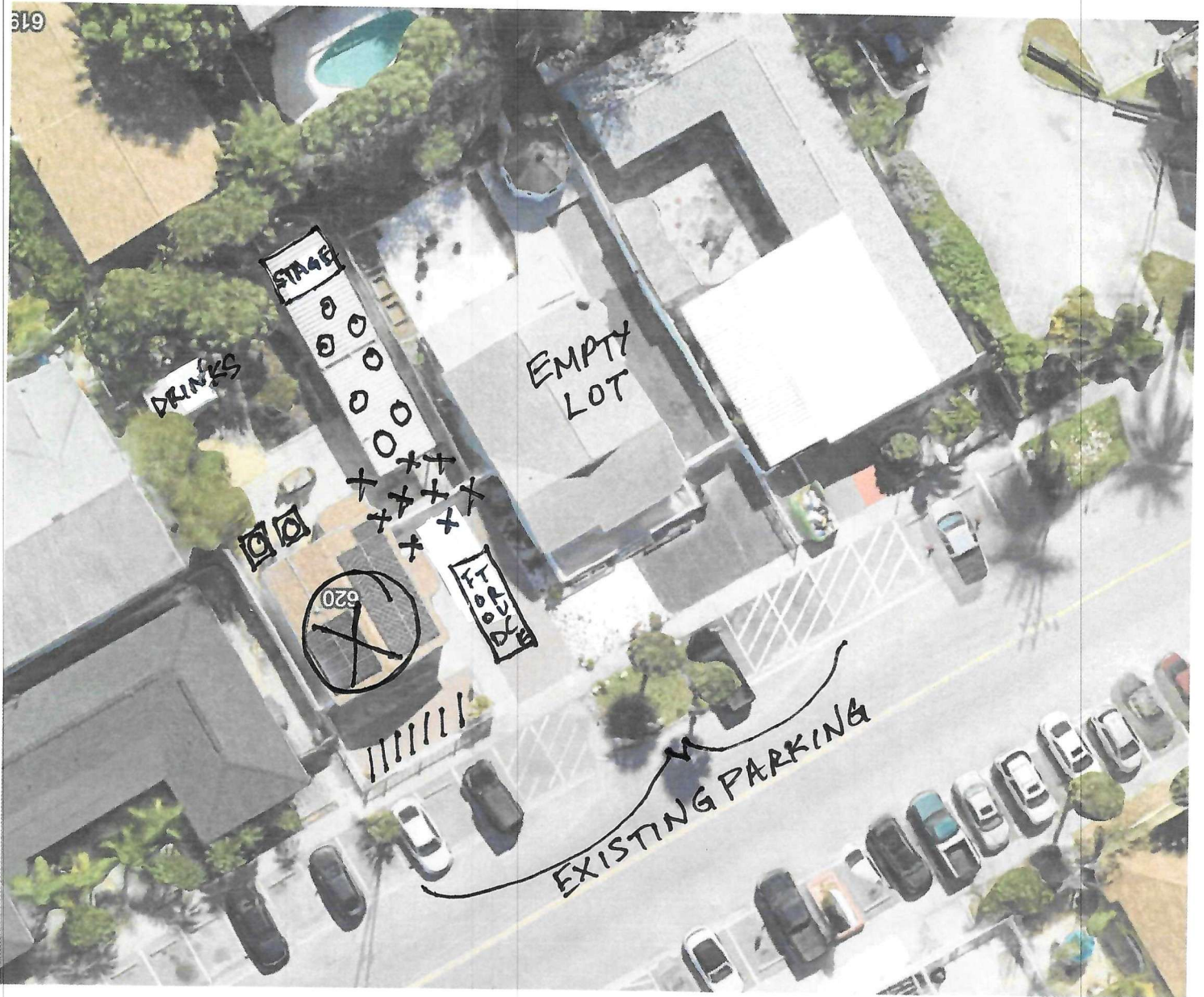
O - HIGHTOP TABLES

|||| - BICYCLE PARKING

☐ - PORTALETTS (1) HC ACCESSIBLE

⊗ - MAIN RESIDENCE
(STAGING & STORAGE USE ONLY)

X - CHAIRS



Brandon Berry

From: Renee Tarsitano <reneetarsitano@gmail.com>
Sent: Thursday, April 23, 2026 2:52 PM
To: Brandon Berry
Cc: lrpac@lakelawfirm.com; fforsley@shipyard.com; slh92317@gmail.com; jasonrbartell@gmail.com; Kristin Coman
Subject: Re: Zoning & Use Inquiry – 620 Corey Avenue

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Dear Brandon,

Thank you for your email and for outlining the next steps.

We would like to move forward with the Temporary Use Permit and are prepared to submit payment today—please feel free to send the payment link at your convenience.

At this time, we would like to use the 5/6 Technical Review Committee meeting to move forward with establishing the Temporary Use Permit, unless staff believes that pursuing the Mobile Food Truck Ordinance (Sec. 6.25) would be a more appropriate or efficient pathway for the 3-day a week operation we are attempting to accomplish. We would appreciate your guidance on which option you feel best aligns with the City's framework.

Additionally, we would like to begin coordinating with staff on our permanent plan, specifically exploring the process to include the existing residential structure into our long term plan for a food and drink establishment. Please let us know the appropriate next steps or point of contact for that effort.

Please see our responses to your previously asked questions below (The survey will be ready to send early next week):

- **Outdoor cooking / generators:**
No outdoor cooking will occur on-site. All food preparation will be contained within independent, licensed food truck vendors.
- **Neighbor outreach:**
We have made efforts to notify surrounding neighbors and have received generally positive feedback. We were unable to make contact with the homeowners at 623 73rd Ave and 621 73rd Ave, but most other nearby properties have been informally notified.
- **Attendance management:**
We do not plan to limit attendance through tickets or similar methods. We will fully comply with City-approved occupancy requirements.
- **Live music equipment:**
If live music is included, all equipment (speakers, amplifiers, etc.) will be provided by the visiting musicians and will not be permanently installed on-site.

- **Use of residence:**
The existing residence will not be occupied and will only be used for employee restroom access.
- **Hours of operation:**
Friday–Sunday, 10:00 AM – 10:00 PM
- **Parking:**
We plan to utilize the existing frontage parking spaces and coordinate accordingly. No additional on-site vehicle storage is proposed beyond these areas.

Thank you again for your time and guidance—we look forward to working through this with you.

Warm regards,
Renee Tarsitano

727-333-5851



On Thu, Apr 23, 2026 at 11:47 AM Brandon Berry <bberry@stpetebeach.org> wrote:

Renee,

I just wanted to send a reminder about the upcoming Technical Review Committee meeting on 5/6. Given the number of open questions, staff would prefer to treat this as a discussion rather than a full formal review of the temporary use request, especially as input has not yet been received from the fire marshal. If those concerns can be resolved, either during or following the formal meeting, we can arrange a formal review of the request at the following meeting on 5/20.

If you still prefer to use the 5/6 meeting for a formal review of the request I can send a link for payment shortly. We will also need a commitment on hours of day for operation of the use, if it will be moving forward for formal review.

Sincerely,
Brandon

From: Renee Tarsitano <reneetarsitano@gmail.com>

Sent: Tuesday, April 14, 2026 3:05 PM