

Technical Review Committee Meeting

May 6, 2026 – 2:30 p.m.

Upstairs Conference Room, City Hall, 155 Corey Ave. St. Pete Beach

COMMITTEE MEMBERS PRESENT:

Brandon Berry, Senior Planner  
Kristin Coman, Planning Manager  
Gil Martinez, Senior Planner  
Kelly Intzes, Fire Marshal  
Peyt Dewar, Code Enforcement Manager  
Luke Curtis, Building Official  
Mandy Edmunds, Resident Services Director, via Teams

STAFF PRESENT:

Laura Canary, Community Development Director  
Ralf Brookes, City Attorney, via Teams  
Ginny Bodkin, Deputy City Clerk  
Chris Rosinski, Deputy Building Official  
Brian Peckins, Assistant Public Services Director, via Teams

Member Berry called the meeting to order at 2:30 PM. Introductions of staff present and on Teams followed.

**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.

This case was continued until the next meeting.

**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

Member Berry briefly described the project. Applicant Agent Renee Tarsitano had nothing to add.

Parks and Recreation had no comments.

Code Enforcement – Member Dewar asked the applicant about intended parking; Ms. Tarsitano indicated the public parking in front of the property. Applicant Jason Bartell added that since the application was submitted, he decided against music; there will be multiple TVs with earbuds with no loud noise. The food truck would be pulled into the driveway. Mr. Bartell asked about moving two trees in the right-of-way and two mailboxes to gain five extra parking spaces from the neighboring empty lot; no resolution was discussed.

City Attorney Ralf Brookes inquired about the duration of the temporary permit; Mr. Bartell explained their intent to simultaneously be moving forward with rezoning the parcel as a bar/restaurant from residential during the temporary use. He indicated he was partnering with Sea Dog Brewing owner Fred Forsley and using his catering license for the interim.

Fire – Member Intzes advised that the food truck must be 10 feet from any structure; if the food truck requires an upgrade to the electrical panel, an inspection and load calculations may be required. She indicated that all

requirements were included in her review. Fire suppression and a gas leak test are required prior to set-up. Any generator must be 20 feet from any building openings, air intake, or tents. This is classified as a single-family home by the County Property Appraiser's Office; a change of use may be required for commercial assembly. Applicant Bartell indicated that future plans were to raise the house and put a golf simulator area underneath. Intzes advised that any use of the building as storage during temporary use might trigger sprinkler requirements. Ms. Tarsitano suggested they may be using the bathroom of the home for employees and portable toilets for the public. Member Intzes advised that employee use of the interior bathroom would change the property use, and the applicant indicated that employees would also use the portable toilets instead.

Building – Member Curtis advised that at least one portable toilet must be handicap accessible and change of use from residential will trigger ADA requirements for the entire property, including restrooms, access, and parking. Based on the changes being heard today, he would need to see a revised set of plans to consider any approval. The applicant said they will not use the building whatsoever during the temporary use period. Connection to the water supply would require a backflow preventer per Code; no hookup to the sanitary system is allowed. The applicant confirmed that the food truck would not be connected to any water, sanitary or power; it would all be self-contained. Mr. Bartell then asked if the truck could hook to power; Member Curtis advised that could potentially work if there were an RV receptacle on the building but that may require an update of the electrical panel and a permit. Any potential connections will require inspection. Mr. Bartell indicated it is more of a trailer than a truck; the plug in would be for the lights.

#### Planning & Zoning -

- This is a city priority area for redevelopment; the City will be looking at multiple larger mixed-use buildings for the future (i.e., entire block) and standalone multi-family may be part of that.
- No outdoor music helps this application. There are active residential uses here. Several letters of concern were received. The City has concerns about the intensity of use so close to residences.
- The plan to control parking was discussed; there is nothing currently allotted in the street for residential. The applicant said they wanted and expected more foot traffic, but he was confident that 5 parking spaces were adequate. He was advised of compliance with the Comp Plan should it become a long-term use (likely 20+ spaces). Temporary use is intended as a trial for the owner and the City.
- Ms. Tarsitano confirmed they would use portable toilets only and would not use the shed for storage or the garage to serve drinks; she confirmed they would have a service agreement for the portable toilets.
- Securing the site after hours was discussed. The applicant indicated they could store golf clubs inside. Member Coman indicated that an amended narrative should be submitted due to the multiple changes discussed today.
- The applicant confirmed they would not need a service plan for grease; it is self-contained.
- Member Intzes advised that although the applicant has changed from a food truck to a 6'x12' taco trailer, distance requirements from the structure must still be met.
- Member Dewar opined that he would not be in support of the application due to change of scope, parking, and ADA requirements.
- The applicant was advised that any change of trailer or equipment would require an inspection each time during the temporary use.
- Regarding alcohol sales, the applicant was advised to ensure that the catering license they planned on sharing with Sea Dog is portable and that applying for a permanent alcohol license is a lengthy process.
- When advised that trash is only collected on Monday and Thursday, the applicant indicated that they would take all their solid waste to the dump themselves after the weekend.
- The applicant was advised that no commercial signage is permitted. The applicant indicated their intent to paint a mural on the side of the structure. He was advised that staff must review any mural artwork prior to beginning.

- To contain the property use from extending into the adjacent empty lot, the applicant indicated they would install landscaping and the City could approve prior to installation.
- Member Coman advised the applicant that abandoning single family use would be permanent.
- The applicant indicated that closing of the business due to inclement weather would be posted on social media.
- Member Berry recommended that the applicant update the concept, site plan, trailer/truck, redraw the survey ( to include tables and chairs, etc.), and landscaping plan and resubmit. The application is not ready for a decision to be made. Member Coman concurred and recommended taking another look at the property to ensure they can meet the requirements spoken about today and provide a more polished plan. Member Curtis recommended meeting with a licensed designer and/or contractor to ensure that the proposed changes meet Florida Building Codes.

A meeting with Planning staff may be scheduled once a new proposal is submitted.

The meeting was adjourned at 4:02 PM.