

Technical Review Committee Meeting

May 20, 2026 – 10:00 a.m.

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

COMMITTEE MEMBERS PRESENT:

Brandon Berry, Senior Planner  
Kristin Coman, Planning Manager  
Kelly Intzes, Fire Marshal

STAFF PRESENT:

Nancy Stuparich, City Attorney, via Teams  
Ariana Romo, Exec. Assistant Clerk's Office  
Frances Robustelli, City Manager via Teams  
Camden Mills, Public Services Director - arrived at 10:06 AM

Member Berry called the meeting to order at 10:00 AM. 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. AC zoning.

Staff comments are made part of the record.

Applicant Kevin Tucker summarized his request, a Saturday Sunset Market at Dolphin Village.

Public Services, Building, Code Enforcement, and Legal had no comments.

Resident Services did not provide comments; however, Member Berry stated that there were comments on the initial special event permit, which would carry over to the Temporary Use permit.

Member Intzes reviewed the Fire comments. She stated that concerns were raised by the District Chiefs who inspected this event. The driveway entrance needs to be hard blocked, not blocked with cones. Separation is needed from the parking spaces and the vendors. Site plan option 1, submitted by the applicant, shows vehicles parked behind the vendor tents. Spaces behind vendors cannot be occupied by vehicles, she suggested vendors park in those spots instead to create a 'hard block' or no parking at all in those spaces. Additionally, she requested gas leak and fire suppression reports prior to setup.

The applicant had no issues with the requests presented by Fire. Mr. Tucker clarified that if the market receives enough interested vendors, then site plan option 2 would be utilized to optimize the available space.

Planning & Zoning reviewed the following:

- Member Coman commented on the one-way lanes and the plans not appropriately reflecting the angled parking spots, adding that there would be no parking for the existing businesses. Mr. Tucker clarified that the section in blue is for anyone to park, including the businesses there. They will not be restricting parking spots to the market.
- Mr. Tucker confirmed he was ok with specifically outlining that there is only to be one musician in a dedicated spot.
- There was clarification on the generators being used and placement.
- There will be no temporary lighting.
- No plans for additional seating at this time.
- Mr. Tucker clarified that the portable toilets are mainly for vendor use, which is why they are located towards the back of the site.

- There will be no items left at the site other than the portable toilets. The area will likely be occupied from 1:00 to 10:00 PM, and Mr. Tucker may need to cone off sections in advance to ensure spaces are available for set up.

Member Coman clarified that this event will be operating under a special event permit until the temporary use permit is approved and granted. She requested notification if the site plans change from option 1 to 2, and the applicant agreed.

City Manager Robustelli had no comments.

Member Berry clarified that Fire and Zoning will need an updated plan to reflect the changes discussed. Since the Building Official was unable to attend, Member Berry will raise his concerns regarding the two portable toilets with him.

## **2. Temporary Use Permit No. 26065: 6300 Gulf Blvd**

Jeremy DaSilva for Francis Lively of LCP/S POSTCARD INN LLC requests temporary use approval to operate a mobile food establishment on the The Luce property for up to 90 days, with one optional 30-day extension, while the property's beach bar is being redeveloped. LR Zoning.

Applicant Jeremy DaSilva was present and stated that The Luce plans to open on June 11. They would like their guests to have the option of ordering food at their pool/cabanas while the beach bar is being redeveloped.

Public Services, Building, Code Enforcement, and Resident Services had no comments.

City Attorney Stuparich reminded the applicant that the food truck must be FEMA compliant. She questioned if the food truck would be parked there. Mr. DaSilva clarified that they plan to leave it behind the shack (fenced area), but if it needs to be moved, it can be. He also clarified that this is not a walk-up site; its purpose is to allow hotel staff to serve guests more quickly from the truck, rather than having to walk across the property to the formal kitchen.

City Attorney Stuparich questioned what the applicant plans to do if the permitted work has not been completed after the 4months granted. Mr. DaSilva is hopeful to not exceed the expected timeframe.

Member Intzes reviewed the Fire comments. The food truck needs to be 10ft away from the building. She requested gas leak and fire suppression reports prior to setup, adding that an inspection would be required.

Planning & Zoning reviewed their comments as included in the memorandum. Mr. DaSilva clarified that this is essentially a mobile kitchen for the hotel, as the food truck is simply a rental and no seating is being provided. Member Berry requested product specifications on the generator.

There was a brief discussion on when the official 90 days would start. Member Berry added that if the hotel plans to operate the truck on the date of opening, then the 90 days would start on June 11<sup>th</sup>. He added that there was no need for an updated site plan. He will be touching base with the Building Official to ensure that nothing additional is needed.

City Manager Robustelli had no comments.

**3. Conditional Use Permit No. 26069: Belle Vista Triangle Park**

Rehabilitation of Lift Station #7, located in the Belle Vista Triangle Park. Work proposed includes installation of an elevated generator platform with new generator, installation of security fencing, and site improvements and restoration. Zoning of ROS; request made pursuant to LDC Sec. 6.19.

Items 3 and 4 were reviewed simultaneously.

Mr. Mills gave a brief oversight of the projects proposed, adding that these facilities are much smaller stations since they do not have an odor control system like the lift station on Boca Ciega Dr. The main goal is to elevate the controls and get them above base flood elevation. Both stations serve larger basins and have been designed similarly with enclosures and stairs.

Planning & Zoning reviewed their comments as included in the memorandum.

- Public Services would like to mitigate the remaining pump stations (stations 4, 7, and 10) as these service Fire Stations 22 and 23.
- There are no landscape plans at this time, and there is the possibility of including landscape improvements within the Site Improvement Project.
- Mr. Mills stated that he received some conflicting feedback on placement for lift station #7 from residents. Ultimately, this will have to be brought to the Commission for a decision. Member Coman suggested turning the facility 90 degrees so that it's not a visual burden to the neighborhood.
- There was discussion on staging locations and the possibility of other projects using the same locations.

Member Berry requested a roadway survey or something similar for both stations. Mr. Mills will work on locating these.

Member Intzes stated there were no concerns from Fire; however, she advised that 704 hazard identification signs must be on the gate and tank itself for the diesel generator, allowing for firefighter awareness.

**4. Conditional Use Permit No. 26070: Corey Avenue Street end West of Sunset Way**

Rehabilitation of Lift Station #10, located west of Sunset Way at the street-end of Corey Avenue. Work proposed includes installation of an elevated generator platform with new generator, installation of security fencing, and site improvements and restoration. Adjacent zoning of CG-2; request made pursuant to LDC Sec. 6.19.

This item was reviewed with item 3.

**5. Change of use: 5050 Gulf Blvd**

Courtesy meeting to discuss a potential change in use of a shopping center to a bakery and cigar bar concept. LR zoning.

This item was heard after item 2.

Owner Hossein Yazdany was present and clarified that only one unit is being proposed as a coffee & pastry shop, adding that the space is 1800 square feet. He has been made aware of some parking lot restrictions with the change of use, adding that the space would need to be brought up to code.

After discussions, Member Berry noted that nine spaces will be available for the future business, adding that there will be roughly \$ 8,000 in impact fees. There would also be landscaping and permitting requirements.

Member Coman added that signage permits will also need to be requested. She questioned how dumpsters will be affected. Mr. Yazdany stated that there is a dumpster on site and it is collected once a week. Member Coman advised on scheduling more frequent pickups.

Member Intzes added that if the occupancy exceeds 100, sprinklers will be needed.

There was discussion on the landscaping, and Member Berry requested that if plans are submitted, he include a drawing for the grassy area in front of the property. The applicant agreed.

Legal had no comments. Attorney Stuparich exited the meeting at 10:52AM.

The meeting was adjourned at 11:17 AM.