



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: August 19, 2025
AGENDA ITEM: ID#25-0710
CASE: FLD2025-05012
REQUEST: Flexible Development approval for a school, retail sales and services (daycare) and offices in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 861 N. Hercules Avenue. The building does not exceed 30 feet in height and includes 69 off-street parking spaces. Requested is flexibility for the uses and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-1004.A and Sections 3-1202.D., E. and G.)

GENERAL DATA:

Agent..... Brian Aungst, Jr., Macfarlane Ferguson & McMullen
Owners..... Hercules Avenue LLC
Location..... 861 N. Hercules; east side of N. Hercules Avenue, 143 feet south of the southeast corner of N. Hercules Avenue and Palmetto Street.
Property Size..... 1.55 acres
Future Land Use..... Residential/Office General (R/OG)
Zoning..... Office (O)
Special Area Plan..... N/A
Adjacent Zoning... *North:* Office (O)
South: Office (O)
East: Institutional (I)
West: Institutional (I)
Existing Land Uses..... Vacant Building
Proposed Land Use..... School, Retail Sales & Services (Daycare) and Office

BACKGROUND:

Location and Existing Conditions:

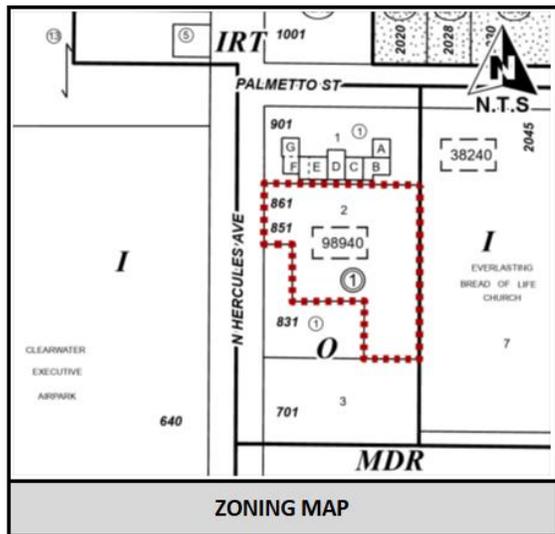
The 1.55-acre site is located on the east side of N. Hercules Avenue, approximately 143 south of the southeast corner of N. Hercules Avenue and Palmetto Street with 113 feet of frontage along N. Hercules Avenue. The property is developed with a 13,786 square foot building constructed in 1988 and since October 2017, Superior Schools Corporation has been using the property for administrative offices for educational management. There are 69 existing parking spaces, supplemented by additional shared parking spaces located on the adjacent property for offices and medical offices. The site is within the Office (O) District with a Residential/Office General (R/OG) future land use designation. The immediate vicinity includes an accounting office, dentist’s office, charter school, a sport academy and the Clearwater Airpark.



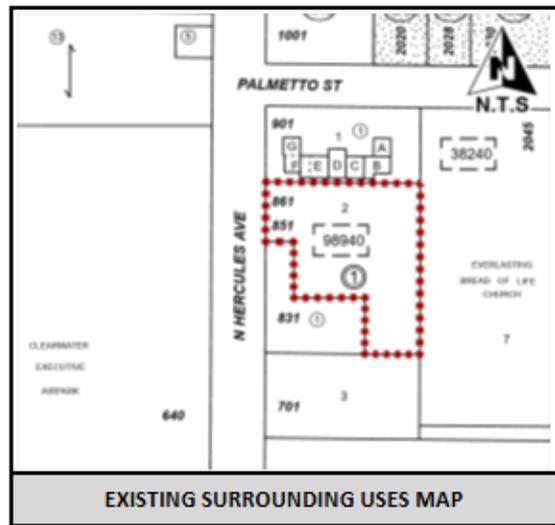
AERIAL MAP

Site History:

- The subject property was originally part of the property to the south, 831 N. Hercules Avenue, which was approved on July 2, 1984, as the Hercules Office Center through certified site plan case PSP81-23.
- On March 11, 1985, PSP81-23 was revised to the current development layout.
- On November 18, 1986, the Planning and Zoning Board granted a Conditional Use (CU 86-89) for a trade school, defined as an educational facility in CDC Section 8-102, for United Travel Schools which occupied the subject building through 1990.
- The Planning and Zoning Board approved site plans for the project site on September 15, 1987, and April 19, 1988.
- On May 4, 1988, certified site plan case PSP81-23, was revalidated and modified, to eliminate a third building on the easterly portion of the property and accept the existing two-story building and with the elimination of six parking spaces to provide additional landscaping area.
- On August 8, 2024, the Community Development Board approved FLD2024-04011 for a Comprehensive Infill Redevelopment Project to establish a retail sales and service use (child daycare) at the property. Requested was flexibility for setbacks, parking and landscaping. This project did not move forward and no permit has been submitted.

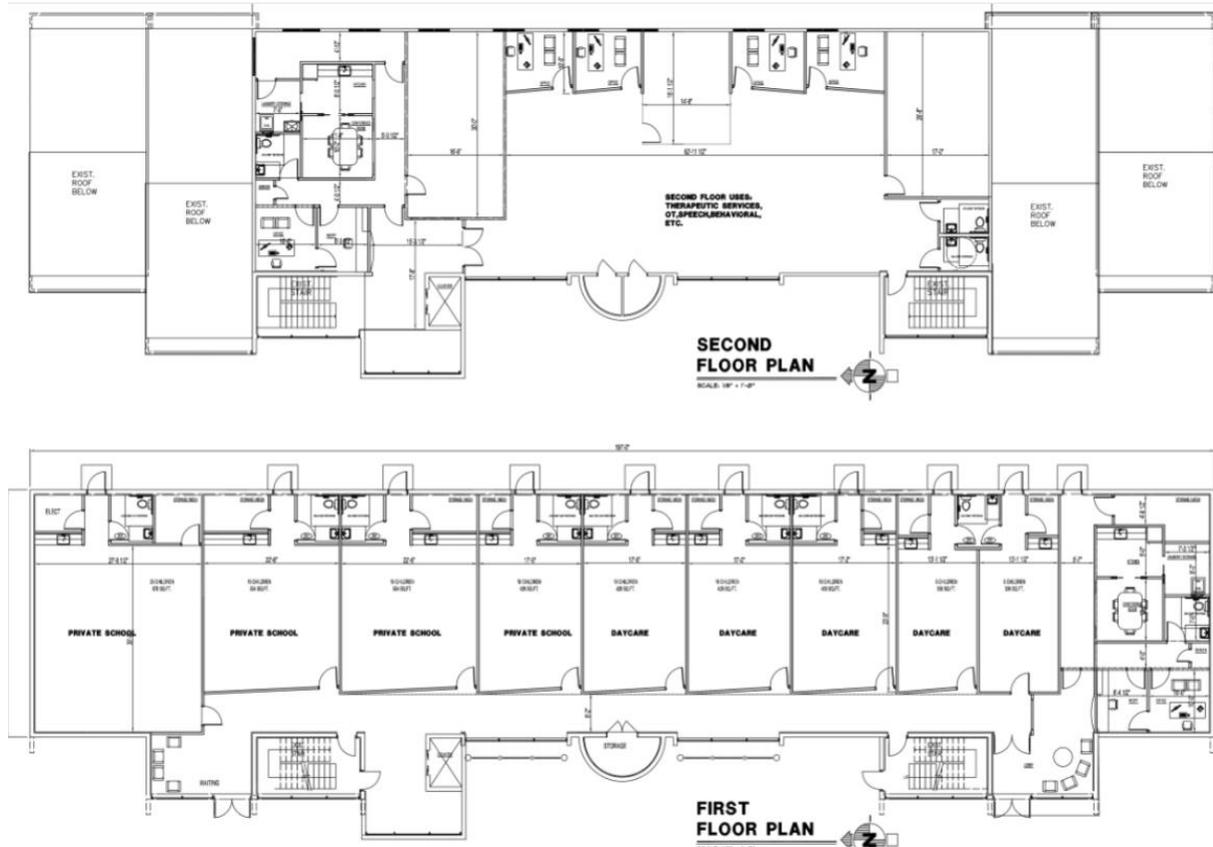


ZONING MAP



EXISTING SURROUNDING USES MAP

Internal Layout:



ANALYSIS:

Comprehensive Plan:

The proposal is supported by applicable Goals, Objectives and/or Policies of the City’s Comprehensive Plan as follows:

Future Land Use Plan Element:

- Policy QP 5.3.1* Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.

- Policy QP 5.3.3* Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.

- Policy QP 5.3* Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties

Community Development Code (CDC) Section 1-103. Purpose, Intent, Objectives:

The proposal is supported by the general purpose, intent and basic planning objectives of this Code as follows:

- Section 1-103.B.2.* Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment which will enhance the value of surrounding properties.
- Section 1-103.C.* It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.
- Section 1-103.D.* It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.

Community Development Code Sections 2-1001.1 - Maximum Development Potential

The property has a future land use designation of Residential/Office General (R/OG). This designation allows 15 dwelling units per acre, a Floor Area Ratio (FAR) of 0.5 and an Impervious Surface Ratio (ISR) of 0.75. The existing 13,786 square foot building on the 1.55-acre site has an approximately 0.19 FAR and an approximately 0.58 ISR. No change in FAR or ISR is proposed, and with the exception of the provision of additional landscaping and the addition of an outdoor playground, no exterior modifications are proposed.

Community Development Code Section 2-204.E and 2-704.F - Flexible Development Standards

As previously noted, a Comprehensive Infill Redevelopment Project in the Office District is required for this request because the retail sales and services component, the daycare, occupies more than 10 percent of the floor area of the building, and the proposal modifies and increases the intensity of a previous approval. The Comprehensive Infill Redevelopment Project use does not provide specific development standards e.g. lot area, width, setbacks, and height, and specifies the minimum off-street parking is determined by Community Development Coordinator based on the specific use and/or the ITE manual. However, for comparison, the CDC requires retail sales and service uses to provide a minimum of 5 spaces per 1,000 square feet of building area in the Commercial District. The Office District requires office and school uses to provide a minimum of 3 spaces per 1,000 square feet of building area, and 1 space per 3 students, respectively. Using those parking demand ratios, the existing 69 number of parking spaces onsite exceeds the demand of approximately 66 off-street parking spaces that would typically be required, based on the provided parking analysis. For context, offices would be permitted as a Level One, Flexible Standard Development, and where applicable, those standards are included as a point of reference. The site conditions are as follows:

DEVELOPMENT STANDARDS	LEVEL TWO COMPREHENSIVE INFILL REDEVELOPMENT PROJECT CDC Sec 2-1004	SITE CONDITIONS
<i>Minimum Lot Area and Width</i>	Not Specified	1.55 acres
<i>Maximum Height</i>	Not Specified	26 feet

<i>Minimum Off-Street Parking</i>	Determined by the Community Development Coordinator based on specific use and/or ITE manual.	69 parking spaces; three ADA compliant spaces
<i>Setbacks (in feet)</i>	Not Specified	Front: 24.9 feet, Side (north): 15.9 feet, Side (south): 45 feet, Rear: 64.9 feet

Community Development Code Section 2-1004.A - Comprehensive Infill Redevelopment Project

Flexibility Criteria

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i>The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.</i>	The project is impractical without the approval of the Comprehensive Infill Redevelopment project. An existing building is proposed for a mix of uses, including a new school and offices, both of which are permitted uses in the Office District, and for retail sales and services, as a new daycare, which as a use is limited to 10 percent of the building area. As stated, the proposed changes are beyond the scope of projects which qualify for a Minor Modification to the prior Level Two approval.
<i>The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district.</i>	As previously stated, the proposal is consistent with the goals and policies of the Comprehensive Plan and is consistent with the general purpose and objectives of the Code, and with the intent and purpose of the Office District. The proposed uses are allowed within the range of those allowed as a Comprehensive Infill Redevelopment project.
<i>The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.</i>	The reuse of an existing building for retail sales and services, a school, and offices will have no impact on the normal and orderly development of surrounding properties, as the property has enough existing parking to support the anticipated demands of the proposed use.
<i>Adjoining properties will not suffer substantial detriment as a result of the proposed development.</i>	Adjacent properties include businesses such as an accounting office, dentist’s office, charter school, a sport academy and the Clearwater Airpark. This proposal will include retail sales and services (daycare) with offices, focused on education and rehabilitation. All possible negative impacts would be reasonably addressed since all activity will be conducted indoors.
The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use	The Residential/Office General (R/OG) category is intended to recognize areas appropriate for several uses including but not limited to Office, Research/Development-Light, Institutional, and

<p>characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:</p> <p>A. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;</p> <p>B. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;</p> <p>C. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;</p> <p>D. The proposed use provides for the provision of affordable housing;</p> <p>E. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or</p> <p>F. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.</p>	<p>Personal Service/ Office Support. The R/OG category also specifies the need for uses to be in areas well-suited for a mix of uses with the site serving as a transition from medium density residential to the south and Industrial areas to the north. The proposed school, daycare, and offices are all consistent with the office character of the area. Alternatively, a future land use plan amendment or rezoning would result in spot land use or zoning; therefore, the proposed FLD is appropriate.</p>
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Community Development Code Section 3-1202.G - Comprehensive Landscaping Program

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>The design, character, location and/or materials of the landscape treatment proposed in the comprehensive landscape program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards</i></p>	<p>The preservation of the existing landscaping, allowing the landscape islands sizes to remain, and the proposed installation of new trees and shrubs to infill areas appropriate for new proposed in the Comprehensive Landscape Program will maximize the amount of landscaping for the subject site due to the existing site constraints.</p>
<p><i>Any lighting proposed as a part of a comprehensive landscape program is automatically controlled so that the lighting is turned off when the business is closed.</i></p>	<p>No additional lighting is proposed and all outside lighting will be turned off after hours.</p>
<p><i>The landscape treatment proposed in the comprehensive landscape program will enhance the community character of the City of Clearwater.</i></p>	<p>The proposed and existing landscaping will enhance the property and the community character as a whole. Furthermore, the existing landscape buffer along the N. Hercules Avenue</p>

	frontage is more than fifteen feet in depth, which enhances the community character.
<i>The landscape treatment proposed in the comprehensive landscape program will have a beneficial impact on the value of property in the immediate vicinity of the parcel proposed for development.</i>	The new landscaping as proposed, including the preservation of existing trees and shrubs, will have a positive impact on the value of properties in the immediate area.
<i>The landscape treatment proposed in the comprehensive landscape program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.</i>	Although the site is not within any special area or scenic corridor plan, the landscape will be consistent with the City Comprehensive Plan’s goals to encourage appropriate reuse of properties.

Community Development Code Section 3-914. General Applicability Standards

The proposal supports the General Applicability standards of this Code as follows.

GENERAL APPLICABILITY STANDARDS	FINDINGS
<i>Section 3-914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i>	The scale and bulk of the existing development is not changing with this proposal as the building will remain with the only exterior changes being landscape improvements.
<i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i>	Since the surrounding properties are developed with a variety of uses and the request is a minor intensification in use with no exterior changes, the proposal will not hinder or significantly impair the value development on adjacent properties.
<i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i>	Establishing a school, daycare (retail sales and service uses), and offices in an area characterized by mostly office and medical offices will not materially affect the neighborhood.
<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The proposal will utilize the existing vehicular access point to the west on N. Hercules Avenue and the existing shared parking lot agreement shall remain. The owner of the site has elected to have traffic and safety measures that will include clear signage, traffic cones and barriers to co-ordinate the pickup and drop off of children as proposed by the applicant.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposal is consistent with the community character of surrounding medical/ general offices and other commercial uses in the immediate vicinity. Further, no changes are proposed, and existing landscaping and site improvements will be maintained.
<i>Section 3-914.A.6. The design of the proposed development minimizes adverse</i>	The project poses no adverse effects since all activity will occur within the existing building.

<i>effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i>	
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RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of July 3, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

Recommended Findings of Fact

1. The 1.55-acre site is located on the east side of N. Hercules Avenue, approximately 143 feet south of the southeast corner of N. Hercules Avenue and Palmetto Street.
2. The property is located within the Office (O) District with a Residential/Office General (R/OG) future land use designation.
3. The project site is comprised of one parcel of 67,670 square feet in area with a frontage of 113 feet along N. Hercules Avenue.
4. The parcel was in existence prior to May 1, 1998, and was not in common ownership with any contiguous property on that date, but there is no minimum lot size requirement for Comprehensive Infill Redevelopment Projects in this zoning district.
5. The proposal includes existing front setbacks of 24.9 feet to the west adjacent to N. Hercules Avenue, side setbacks of 15.9 feet to the north and 45 feet to the south, and rear setbacks of 64.9 feet to the east.
6. The proposal includes retail sales and services (daycare), a school, and offices with an existing ISR of 0.58 and an existing FAR of 0.19.
7. The proposal includes 69 existing onsite parking spaces which have been determined to be in compliance with ITE Manual standards for the combination of retail sales and services, school and offices.
8. The proposal includes the preservation of existing trees and shrubs and the installation of new site landscaping through a Comprehensive Landscape Program.
9. The existing building materials and design creates a form that enhances the community character of the surrounding vicinity.
10. There are no active Code Compliance cases.

Recommended Conclusions of Law

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the maximum development potential set forth in CDC Section 2-1001.1.
3. The development is consistent with the Flexible Development Standards pursuant to CDC Table 2-1004.
4. The development is consistent with the Flexibility Criteria pursuant to Section 2-1004.A. for a Comprehensive Infill Redevelopment Project.
5. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of application FLD2025-05012, subject to the following conditions:

Conditions of Approval***General/Miscellaneous Conditions***

1. A business tax receipt must be obtained and maintained in order for the businesses to operate.
2. An application for a building construction permit shall be submitted no later than August 19, 2026, unless time extensions are granted pursuant to CDC Section 4-407.
2. The project must remain generally consistent with the site plans and elevations approved by the Community Development Board.
3. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.
4. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.
5. The building setbacks shall be the distances from the original construction in 1988 and the current lot configuration at time of approval. In the event the building is voluntarily demolished, the standards shall be the minimum zoning standards of the zoning district at the time.

General Engineering

6. All irrigation systems shall be connected to the city reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376 to the satisfaction of Public Works (Engineering) Staff.
7. Right-of-way permits shall be obtained for all work within the City's right-of-way to the satisfaction of Public Works (Engineering) Staff.
8. A site plan indicating where sidewalks cross driveways treatments such as pavers or stamped paving are to be used along with the details of the proposed treatment including but not limited to pattern, type, and installation methodology be approved by Public Works (Engineering) Staff.

Timing Conditions - Prior to Issuance of Permit, Excluding Demolition, and Clearing, and Grubbing***Fire***

9. A Water Study performed by a Fire Protection Engineer may be required to determine if adequate water supply is available and if any upgrades are required by the developer due to the impact of the project. The water supply must be able to support the needs of any required fire sprinkler, standpipe, and/or fire pump. If a fire pump is required, then the water supply must be able to supply 150 percent of its rated capacity.

Planning

10. Details regarding the proposed play area along the north property line as well as the method for screening the mechanical equipment shall be shown on the building permit plans to the satisfaction of Planning and Development (Development Review) Staff.
11. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Stormwater Engineering

12. Reasonable efforts to reuse the submitted plans to intercept project site's drainage, including roof runoff, and route it to the existing pond at the northeast corner shall be provided. Modify the plans pertaining to the control structure to retain drainage, routed to the pond for improved treatment and attenuation capabilities, as necessary, to the satisfaction of Stormwater Engineering (Public Works) Staff.

Traffic Engineering

13. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirements of Local, State, and/or Federal standards including

A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Public Works (Traffic Engineering) Staff.

Land Resources

14. All landscape plan(s) shall provide a statement that shell, rock, gravel, and any similar materials are not acceptable landscape materials per CDC 3-1204.B.
15. All landscaped areas and the playground area must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches.

Solid Waste

16. Provide a dumpster enclosure consistent with Ordinance Section 32.284, waste receptacle, index 701, to the satisfaction of Solid Waste Staff.

Timing Conditions - Prior to Issuance of Certificate of Occupancy

Planning

17. All service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless underground installation is shown to be impracticable pursuant to CDC Section 3-912 to the satisfaction of Planning and Development (Development Review) Staff.
18. The project shall pass a landscape final to the satisfaction of Planning and Development (Land Development Arborist) Staff.

Engineering

19. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shoulder shall be repaired or replaced prior to Engineering final inspection.

Prepared by Planning and Development Department Staff:



Ryan Green, MPA, Planner II

ATTACHMENTS: Resume, Photographs

Ryan Green
100 S. Myrtle Avenue
Clearwater, Florida 33756
727-444-8768
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PROFESSIONAL EXPERIENCE

- **Planning and Development Planner II**
City of Clearwater September 2024 – Present

Responsible for reviewing and analyzing development applications and projects (site plans, architectural elevations, civil and landscape plans) for consistency with all applicable adopted plans, codes, and standards; conduct field studies; identify any issues for discussion and prepare planning comments as part of Development Review Committee. Conduct zoning reviews and provide follow up on building permits and business tax receipts.

- **City Planner II**
City of Beaufort, SC September 2023 – September 2024

Responsible for managing Subdivision Review and Parcel adjustment applications. Managing sign code applications, negotiating sign placement, size and style. Coordinating with various teams for Design Review and Subdivision comments. Preparing, maintaining and updating files, land use data and statistics. Conducting research, analyzed data and compiled reports according to local, state and federal guidelines. Proposing code edits to improve understanding and enforceability. Preparing comprehensive reports detailing projects for public presentation and recommendations for future action. Train Planners how to conduct reviews of Site Plans, Subdivisions, Variances and Sign Permits.

- **Planner**
Pinal County, AZ, Florence, AZ October 2021 – September 2023

Responsible for successfully managing multiple high-priority projects simultaneously while maintaining strict deadlines. Ensuring site plan quality * conformance to county policies, codes and ordinances by providing project specific recommendations from the pre-app stage to final submittal. Providing architecture standards on site plans, with no codified ordinance, based on precedent, the existing urban form and with collaboration of the planning manager. Creating and presenting reports to the Commission & Board on Planned Area Developments, detailing standards on design, landscaping and land use transition, all based on what was originally submitted and what staff has negotiated into the plans. Managing variance process for the county by teaching the process to co-workers, adapting the application for common understanding and removing errors, assigning variance cases based on difficulty, designing development standards as needed, and providing recommendations based on the ordinance, staff policies and each situation. Collaborating with Community development, Public Works, Air Quality and the public to gauge the feasibility of projects, area plans and ordinance changes. Assisting citizens with planning and development questions in person and over the phone by showing maps, ordinance and applications. Implementing best practices in planning methodologies resulting in increased efficiency and effectiveness across all projects. Evaluating existing plans, processes and events planning services to identify opportunities for improvement. Training other Planners and Planning Techs how to review Minor Land Divisions, Variances, and Special Use Permits.

- **Planning Intern**
Charleston Metro Chamber of Commerce, North Charleston, SC January 2021 – May 2021

Responsible for co-creating a housing guidebook to summarize how other areas around the world and across the nation handle housing markets in order to prepare developers, elected officials, business owners and residents to begin discussions about how to address the current Charleston Metro area housing market dynamics and shortages. Comparing and contrasting the housing market of the Charleston-N Charleston, SC metro area with 11 other metro areas in the USA using 6 charts made with data from the Joint Center for Housing Studies of Harvard University to be distributed to regional policymakers to increase the understanding of the housing situation within the region. Facilitating a group discussion with government employees, real estate developers and executives to find solution to implement with three months in the metro area. Supporting creation of detailed, technical financial models to value potential acquisition targets. Assisting in the creation of training materials for new team members, fostering a culture of continuous learning and professional development with the organization.

- **Graduate Assistant**
College of Charleston, Charleston, SC August 2019 – May 2021

Responsible for creating recommendations to promote racial equity in housing, transportation and economic development to the City Charleston Planning department. Recording citizen feedback in public meetings to shape recommendations for the 2030 comprehensive plan. Creating a 52-page Briefing Book in a team of three about the City of Charleston to be distributed to nationally recognized planners, economists and real estate experts. Reviewing 1970 King Street Revitalization Plan to find key initiatives to continue long-term improvements today by focusing on walkability and commerce clustering. Aiding the Urban Land Institute of SC in conducting stakeholder interviews and giving recommendations for the improvement of King St, Charleston, SC to the Mayor of Charleston, business owners and current residents. Facilitating student success by identifying areas of improvement and providing constructive feedback on assignments and exams. Analyzing acquired information and presenting to professors.

EDUCATION

Master of Arts: Public Administration, College of Charleston – Charleston, SC – 2021

Bachelor of Arts: Sociology, University of South Carolina, Columbia, SC – 2019

PROFESSIONAL EXPERIENCE, ACTIVITIES & AWARDS

Port royal Town Planning Commissioner, 03/2024 – Present

Toastmasters President – Pinal Moving Mountains, 01/2022 – 06/2022

Public Administration Student Association President, 11/2020 – 05/2021

Urban Land Institute Member, 05/2021

University of South Caroline football Team, 08/2016 – 02/2018

Philip H. Jos Outstanding Student Award for the College of Charleston MPA Program, 2021



Facing east from N. Hercules Avenue



Facing northeast from on site



View of the project facing south



Existing building facing northwest



On site facing south toward adjacent building



View of the entrance facing north

**861 N. Hercules Avenue
FLD2025-05012**