

Agenda Packet

Community Redevelopment Agency

**Tuesday, September 20, 2011
(Following Council Meeting)**



City of Gulfport Florida
Community Redevelopment Agency Meeting
Tuesday, September 20, 2011

To begin immediately following the City Council Meeting scheduled to convene at 7:00 p.m.

Agenda

Call to Order.

Roll Call.

Public Session.

1. Consider approval of the Community Redevelopment Agency Meeting Minutes of September 21, 2010.

2. Resolution:

2011-01, A resolution of the Community Redevelopment Agency of the City of Gulfport, Florida, approving the recommendation of the Planning and Zoning Board/Local Planning Agency to approve Application #S11-01; a site plan to allow a restaurant use with an outdoor seating area at 2813 Beach Boulevard South, Gulfport, Florida; and providing for an effective date.

3. Any other business.

4. Adjournment.

Any person who decides to appeal any decision of the Community Redevelopment Agency with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 893-1000 or fax a written request to (727) 893-1008. Posted: 9-16-11

Agenda Item No. 1
Approval of Minutes

City of Gulfport Florida
Community Redevelopment Agency Meeting Minutes
Tuesday, September 21, 2010

The Community Redevelopment Agency Meeting of the City of Gulfport, Florida, was held on Tuesday, September 21, 2010, in City Hall, City Council Chambers, 2401 53rd Street South, Gulfport, Florida.

Michele King, Vice Mayor, called the meeting to order immediately following the regularly scheduled City Council Meeting which convened at 7:00 p.m.

Roll Call.

Present were Councilmembers David Hastings, Jennifer Salmon and Samuel Henderson; Vice Mayor Michele King; City Manager James O'Reilly, City Attorney Andrew Salzman and City Clerk Lesley DeMuth. Mayor Michael J. Yakes asked to be excused.

Public Session.

Vice Mayor King opened the public session. Seeing no one who wished to speak, Vice Mayor King closed the public session.

1. Resolutions:

- a. 2010-03, A resolution of the Community Redevelopment Agency of the City of Gulfport, Florida, approving the recommendation of the Planning and Zoning Board/Local Planning Agency to approve Application #S10-04; A site plan amendment to allow an existing front deck to an existing retail store/professional office at 3015 Beach Boulevard South, Gulfport, Florida; and providing for an effective date.

The City Clerk read Resolution No. 2010-03 by title only.

Myra Schwarz, Planner, explained the applicant was granted a change in use of the existing structure from residential to professional/business office and retail sales by the CRA on January 20, 2009. Subsequently, the applicant constructed a deck onto the front of the structure, with appropriate building permits and within allowed setback requirements, but without CRA approval to amend the site plan. She stated the applicant wishes to use the deck for outdoor sales and display of goods, and must have CRA approval for the addition of the deck before an outdoor sales and display permit may be issued.

In response to a question by Councilmember Salmon, Fred Metcalf, Community Development Director, advised the city does require a building permit for decks on both residential and non-residential properties.

Joe Guenther, 6245 12th Avenue S., advised council a deck permit was pulled and inspections were done.

Vice Mayor King opened the public hearing. Seeing no one who wished to speak, Vice Mayor King closed the public hearing.

Motion by Councilmember Henderson, second by Councilmember Salmon to approve Resolution No. 2010-03.

ROLL CALL:	COUNCILMEMBER HASTINGS	YES
	COUNCILMEMBER HENDERSON	YES
	COUNCILMEMBER SALMON	YES
	VICE MAYOR KING	YES

MOTION CARRIED

- b. 2010-04, A resolution of the Community Redevelopment Agency of the City of Gulfport, Florida, approving Application #CRA10-01; A request to allow outdoor sales and displays for an existing retail store at 3015 Beach Boulevard South, Gulfport, Florida; providing for conditions; and providing for an effective date.

The City Clerk read Resolution No. 2010-04 by title only.

City Manager O'Reilly explained the request.

Vice Mayor King opened the public hearing. Seeing no one who wished to speak, Vice Mayor King closed the public hearing.

Motion by Councilmember Henderson, second by Councilmember Hastings to approve Resolution No. 2010-04.

ROLL CALL:	COUNCILMEMBER HASTINGS	YES
	COUNCILMEMBER HENDERSON	YES
	COUNCILMEMBER SALMON	YES
	VICE MAYOR KING	YES

MOTION CARRIED

2. Any other business.

Motion by Councilmember Hastings, second by Councilmember Henderson to approve the Community Redevelopment Agency Meeting Minutes of March 16, 2010 and May 18, 2010.

UNANIMOUSLY APPROVED BY ACCLAMATION

3. Adjournment.

Motion by Councilmember Hastings, second by Councilmember Henderson to adjourn.

Date Approved: _____

Michael J. Yakes, Mayor

Lesley DeMuth, City Clerk

Agenda Item No. 2
Resolution No. 2011-01



**CITY OF GULFPORT
COMMUNITY REDEVELOPMENT AGENCY**

AGENDA MEMORANDUM

FROM: Fred Metcalf, AICP, Director of Community Development
Submitted by Michael Taylor, AICP, Principal Planner

DATE: September 20, 2011 **AGENDA ITEM:** 2
RESOLUTION NO.: 2011-01

SUBJECT: **Application # S11-01:** Site plan for the conversion of a laundromat to a restaurant use.

Owner/Applicant: Joe Cassera

Subject Address: 2813 Beach Boulevard South
Gulfport, FL 33707

PROPERTY IDENTIFICATION NUMBER: 33/31/16/09612/025/0030

LEGAL DESCRIPTION:

Lot 3, Block Y, Boca Ciega Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 24 of the Public Records of Pinellas County, Florida.

RECOMMENDATION:

The Planning and Zoning Board recommends approval of the application for a site plan for a restaurant use at 2813 Beach Boulevard South, subject to the following conditions:

1. The project must begin within one year of Community Redevelopment Agency approval otherwise site plan amendments will expire.
2. The 6 foot opaque fence on the north side of the property must be maintained in good condition to provide a buffer for the adjacent residence.

PROPOSAL:

See Attached Staff Report

APPROVAL CRITERIA:

The Planning and Zoning Board and the City Council must consider the following criteria when approving a site plan:

1. Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency;
2. Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties;
3. Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development;
4. Adequate screening and/or buffering will be provided to protect and provide compatibility with adjoining properties;
5. Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties;
6. Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties;
7. The site as proposed will be in conformity with all stated provisions and requirements of the City Code and the city's adopted comprehensive land use plan;
8. The proposed site will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of vehicular movements, noise, fume generation, or type of physical activity;
9. Development and operation of the proposed site will be in full compliance with any additional stipulations, conditions and safeguards which the city council may prescribe to protect the harmony of the area and to protect adjoining properties, including but not limited to a reasonable time limit within which the action for which special approval is requested shall be begun or completed, or both; and
10. Permit requirements for other government agencies having jurisdiction over the development shall be met.

MOTION:

An appropriate motion would be for the Community Redevelopment Agency to move to approve/deny the site plan application for the conversion of a laundromat to a restaurant use subject to the recommended conditions as outlined above and in the Staff Report.

CRA RESOLUTION 2011-01

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GULFPORT, FLORIDA, APPROVING THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY TO APPROVE APPLICATION #S11-01; A SITE PLAN TO ALLOW A RESTAURANT USE WITH AN OUTDOOR SEATING AREA AT 2813 BEACH BOULEVARD SOUTH, GULFPORT, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received for a site plan to allow a restaurant use with an outdoor seating area at 2813 Beach Boulevard South; and

WHEREAS, the Planning and Zoning Board/Local Planning Agency, following notice to affected property owners in accordance with the City of Gulfport Code of Ordinances, reviewed the application and has recommended approval to the Community Redevelopment Agency; and

WHEREAS, the Community Redevelopment Agency conducted a Public Hearing, following notice to affected property owners in accordance with the City of Gulfport Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GULFPORT, FLORIDA:

Section 1. The Community Redevelopment Agency hereby approves the recommendation of the Planning and Zoning Board/Local Planning Agency to grant a site plan to allow a restaurant use with an outdoor seating area at 2813 Beach Boulevard South, Gulfport, Florida, as legally described as Lots 1 and Lot 2, Block 2, Curn's W. J. Subdivision, as recorded in Plat Book 6, Page 56 of the Public Records of Pinellas County, Florida, subject to the following conditions:

- a) The project must begin within one year of Community Redevelopment Agency approval otherwise site plan will expire.
- b) The 6 foot opaque fence on the north side of the property must be maintained in good condition to provide a buffer for the adjacent residence.

Section 2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of September, 2011, by the Community Redevelopment Agency of the City of Gulfport, Florida.

Michael J. Yakes, Mayor

ATTEST:

Lesley DeMuth, City Clerk



COMMUNITY DEVELOPMENT

STAFF REPORT

FROM: Fred Metcalf, AICP, Director of Community Development
Submitted by Michael Taylor, AICP, Principal Planner

DATE: September 20, 2011

SUBJECT: **Application # S11-01:** Site plan for the conversion of a laundromat to a restaurant use.

Owner/Applicant: Joe Cassera

Subject Address: 2813 Beach Boulevard South
Gulfport, FL 33707

PROPERTY IDENTIFICATION NUMBER: 33/31/16/09612/025/0030

LEGAL DESCRIPTION:

Lot 3, Block Y, Boca Ciega Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 3, Page 24 of the Public Records of Pinellas County, Florida.

RECOMMENDATION:

Staff recommends approval of the application for a site plan for a restaurant use at 2813 Beach Boulevard South, subject to the following condition:

1. The project must begin within one year of Community Redevelopment Agency approval otherwise site plan amendments will expire.
2. The 6 foot opaque fence on the north side of the property must be maintained in good condition to provide a buffer for the adjacent residence.

BACKGROUND:

The structure located at 2813 Beach Boulevard South, according to County Property Appraiser records, was built in 1924 as a single family home. In 2004, the CRA approved a site plan to convert the home to a commercial business, laundromat. The conversion from the single family home to the laundromat was completed in early 2005. The laundromat closed in April 2010.

The land use designation in the City's Comprehensive Plan for the subject property is CRD, Community Redevelopment District. The zoning designation is WRD MU, Waterfront Redevelopment District Mixed Use. Restaurant is a permitted and consistent use within this

district. The purpose of the WRD-MU district, as stated in the Waterfront Area Redevelopment Plan, is to develop an area of moderate intensity commercial activities offering goods and services to residents, tourists and seasonal visitors.

ANALYSIS:

The land use designation in the City's Comprehensive Plan for the subject property is CRD, Community Redevelopment District and designated in the Waterfront Area Redevelopment Plan as Mixed Use. The zoning designation is WRD-MU, or Waterfront Redevelopment District Mixed Use. Restaurant use is permitted within this district. The purpose of the WRD is to develop standards which will enhance redevelopment opportunities within the district and implement the City's Waterfront Area Redevelopment Plan.

The proposed pizzeria is a permitted use and is compatible with the adjacent uses. Other businesses exist to the south and across the street from the subject property. A single family residence is the adjacent neighbor to the north. An existing solid wooden fence provides the required buffering for the residential use to the north.

One exterior improvement to the structure will be made. A new handicapped restroom will be added to the rear of the structure. The addition of the restroom will not affect the Floor Area Ratio or the Impervious Surface Ratio for the property. Inside improvements will be made to accommodate the restaurant use.

Some exterior site improvements have been made by the owner. Brick pavers have been installed in the front and south side of the building. Crushed shell has been put in the parking lot in the rear. Since these improvements allow runoff to percolate into the ground, the Impervious Surface Ratio is not affected. The site plan also indicates that a handicapped ramp leading to the front porch will be installed. Currently the only handicapped access is from the rear of the site/structure.

The structure has its water meter and backflow preventer located at the southwest corner of the lot. Trash receptacles are located in the same area on the lot.

At this time, the applicant wants to limit the seating to meet code. Zoning code exempts increases in parking based on prior indoor seating requirements since this is an adaptive reuse of an existing structure. However, outdoor seating is not exempt from the parking requirement. Therefore, the applicant wishes to limit the seating at this time to 12 outdoor seats since the property has off-street parking space to accommodate those seats. The prior use was approved for 24 indoor seats, of which 4 were relocated outdoors. At that time, an 80% reduction in the required parking requirement was allowed under Chapter 22, Zoning; Section 22-5.08, WRD (waterfront redevelopment district) zoning district; (f) Off-street parking and service requirements; (2) Mixed use area: Eighty (80) percent. Presently, the parking reduction incentive is 30 percent. Therefore, the required parking for indoor seats is one space and two spaces for the proposed 12 outdoor seats. The three required parking spaces are provided in the rear of the lot.

Buffering is not a requirement for adjoining uses within the WRD-MU zoning district. However, to protect adjacent residential neighbors from both restaurant maintenance activity and noise from the proposed cooling unit, staff recommends that the existing 6-foot opaque wood fencing at the rear of the subject lot be maintained to good condition or replaced. The existing 6-foot wood opaque fence at the north side rear is sufficient to buffer the north adjoining residences from the activity at the back of the restaurant.

Two property owners did voice concerns about the proposed pizzeria. One property owner voiced concerns regarding parking. The above parking analysis was explained and answered questions about providing off-street parking. The other property owner owns the adjacent rental house on the north side of the subject property. The concerns presented at the September 7, 2011 Planning and Zoning Board meeting are listed and addressed below by the applicant. City staff comments are also listed.

Property Owner Concern	Applicant Response	City Staff Comment
Kitchen Hood System will be pointed at his property.	The exhaust will be dispersed upwards into the air.	A hood system must be installed and will meet applicable building codes.
Holes in the side of the building where the drier vents were located	The holes will be fixed.	The holes will be repaired and made waterproof. The repair must meet applicable building codes.
Outdoor security lighting on north side of building	Applicant wants security lighting and will aim the lighting along the side of the building.	The security lighting should have a shade to prevent the lighting from directly shining on the adjacent property.
Outdoor security camera is located on north side of building and does not want it pointed at his rental house.	Applicant stated that the camera will be aimed along the side of his business for security to his building.	Security cameras are permitted.
Poles on the deck may once had a purpose from plans of the previous owner, but serve no purpose now. The poles are unsightly.	The applicant stated that some of the poles (located on the back patio) have been taken down. He will be addressing the aesthetics in the front.	No commercial architectural or landscaping requirements exist. Improvements will be made by the applicant.
Brick pavers were placed in the front and side yard (south).	The applicant stated that the pavers replaced weeds and are an improvement to the looks of the property.	Brick pavers do allow percolation of rainwater, therefore, the ISR is not affected. No commercial landscaping requirements exist.
The yard (of the subject site) lacks landscaping.	The applicant stated that flowers were going to be planted around the trees on the property.	No commercial landscaping requirements exist.
The handicapped parking space in the rear has cracks and may not be user friendly.	The applicant will seal the parking space and give it a smooth surface.	Building codes do not address improvements to existing handicapped parking spaces. However, the Building Official will check height differences at cracks to ensure proper heights for proper wheel operation.

The location of the trash receptacles and type of trash receptacle was a concern due to possible odors that may affect his tenant(s).	The applicant will coordinate with Public Works as to what type of container and pick up schedule.	The location of the trash receptacle is in the southwest corner of the subject site. This location is adjacent to the commercial property on the south side of the subject site.
Debris is piled in the rear of the property along the alley.	The applicant stated that the debris will be removed.	Debris exists in the rear along the alley. The applicant is currently in the process of improving the building to accommodate his proposed pizzeria. Public Works will be contacted by the applicant for the debris removal.
Outdoor entertainment may produce noise as a nuisance to the tenant(s).	The applicant stated that no outdoor entertainment will be provided. Low level music from inside the building will be played.	No outdoor entertainment permit has been submitted for CRA approval at this time. The applicant, if so desired, must submit an application prior to providing outdoor entertainment.

FINANCIAL IMPACT:

The Waterfront Redevelopment District does have a good mix of businesses and residential areas. Several restaurants are located throughout the WRD. The subject site has been vacant for more than one year. The proposed pizzeria would provide an opportunity for an additional business to open in the Waterfront District and add to the mix of existing restaurants. The proposed site plan takes advantage of the abundance of good weather by providing outdoor seating that has become a common amenity associated with many Gulfport restaurants.

MOTION:

An appropriate motion would be for the Planning and Zoning Board to move to approve/deny the Site Plan application to allow for a restaurant use to be located at 2813 Beach Boulevard South, subject to recommended conditions.

CITY OF GULFPORT, FLORIDA
Community Development Department

PLANNING & ZONING APPLICATION

SUBJECT PROPERTY INFORMATION

Property Address or Legal Description:
2813 Beach Boulevard S, Gulfport Florida 33707

TO BE COMPLETED BY STAFF

Application #: 511-01
File Date: 7/13/11
P&Z Hearing Date: 9/7/11
City Council/CRA Hearing Date:
9/20/11

Property Identification Number(s)

(PIN) Lot 3, Block Y, Boga Ciega Park, Recorded in Plat book 3, page 24, of the
public records of Pinellas County 33/31/16/09612/025/0030

Zoning District: Gulfport WRD, MU Future Land Use Category: restaurant/pizzeria CRD, MU

Type of Application & Request (please refer to page 2 for applicable requests and explain why you are making request):

~~Conditional use approval and site plan review~~ APPROVAL

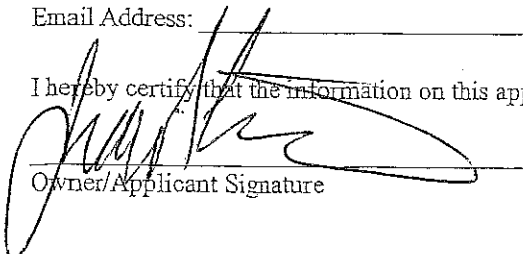
OWNER/APPLICANT INFORMATION (Owner information required whether owner is applicant or not; please circle all that apply.)

Owner/Applicant Name: Joseph Cassera
Mailing Address: 6060 Shore Boulevard S #404, Gulfport Florida 33707
Phone Number: Day 917-697-4922 Evening 727-289-1716 Other _____
Email Address: jcassera1959@gmail.com

AGENT/APPLICANT INFORMATION (If agent will represent owner or if applicant is different from owner; please circle all that apply)

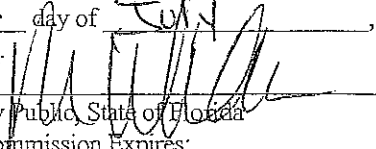
Agent/Applicant Name: _____
Mailing Address: _____
Phone Number: Day _____ Evening _____ Other _____
Email Address: _____

I hereby certify that the information on this application is true and complete.


Owner/Applicant Signature

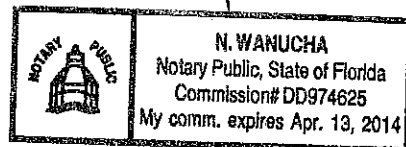
Sworn and Subscribed before me this

12 day of JUN
2011


Notary Public, State of Florida

My Commission Expires:

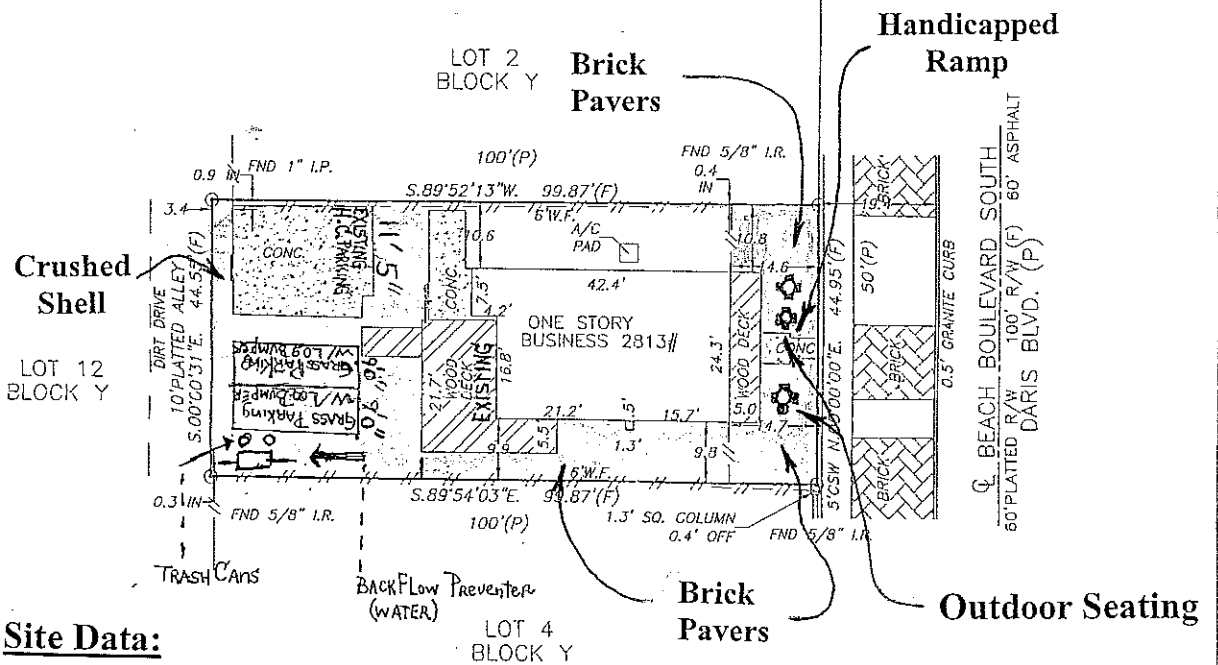
Driver's License # Passport C03630563



BOUNDARY SURVEY

LEGAL DESCRIPTION:
 LOT 3, BLOCK Y, BOCA CIEGA PARK, AS
 RECORDED IN PLAT BOOK 3, PAGE 24, OF THE
 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Site Plan Application #S11-01 2813 Beach Boulevard South



Site Data:

Lot Area 4,500 s.f.
 Building 960 s.f.

	Code	Project
FAR	.90	.25
ISR	.85	.48
Green Space	.15	.52
Parking	1	3

Outdoor Seating:
 12 Seats

NOTE: THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

NOTES:

- BEARINGS ARE BASED UPON THE EAST LINE LOT 3, N 00°00'00" E ASSUMED BEARING
- PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #12103C-0277, SUFFIX "G" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 9-03-2003
- ELEVATIONS ARE BASED ON NAVD '88 DATUM
- LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
- ALL MEASUREMENTS ARE IN U.S. FEET

LEGEND:

- ASPH - ASPHALT
- A/C - AIR CONDITIONER
- (C) - CALCULATED
- CLF - CHAIN LINK FENCE
- C.M. - CONCRETE MONUMENT
- CONC - CONCRETE
- COVD - COVERED
- COW - CONCRETE SIDEWALK
- (D) - DEED MEASUREMENT
- (F) - FIELD MEASURED
- FHD - FIRE HYDRANT
- FND - FOUND
- I.P. - IRON PIPE
- I.R. - IRON ROD
- O.H.U. - OVER HEAD UTILITY
- P.K. - PARKER KEYLOH
- (P) - PLAT
- PP - POWER POLE
- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- S.P.K.D. - SET P.K. NAIL & DISK LB#6845
- S.L.R.C. - SET 5/8" I.R. & CAP LB#6845
- W/F - WOOD FENCE

CERTIFIED TO:

WILLIAM M. KAYLOR
 ACHIEVE TITLE SERVICES, INC.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

Digitally signed by
 DONALD WILLIAMSON
 Date: 2010.12.17
 07:57:32 -05'00'



DONALD L. WILLIAMSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 5649
 NOT VALID WITHOUT THE ELECTRONIC
 SIGNATURE AND SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER

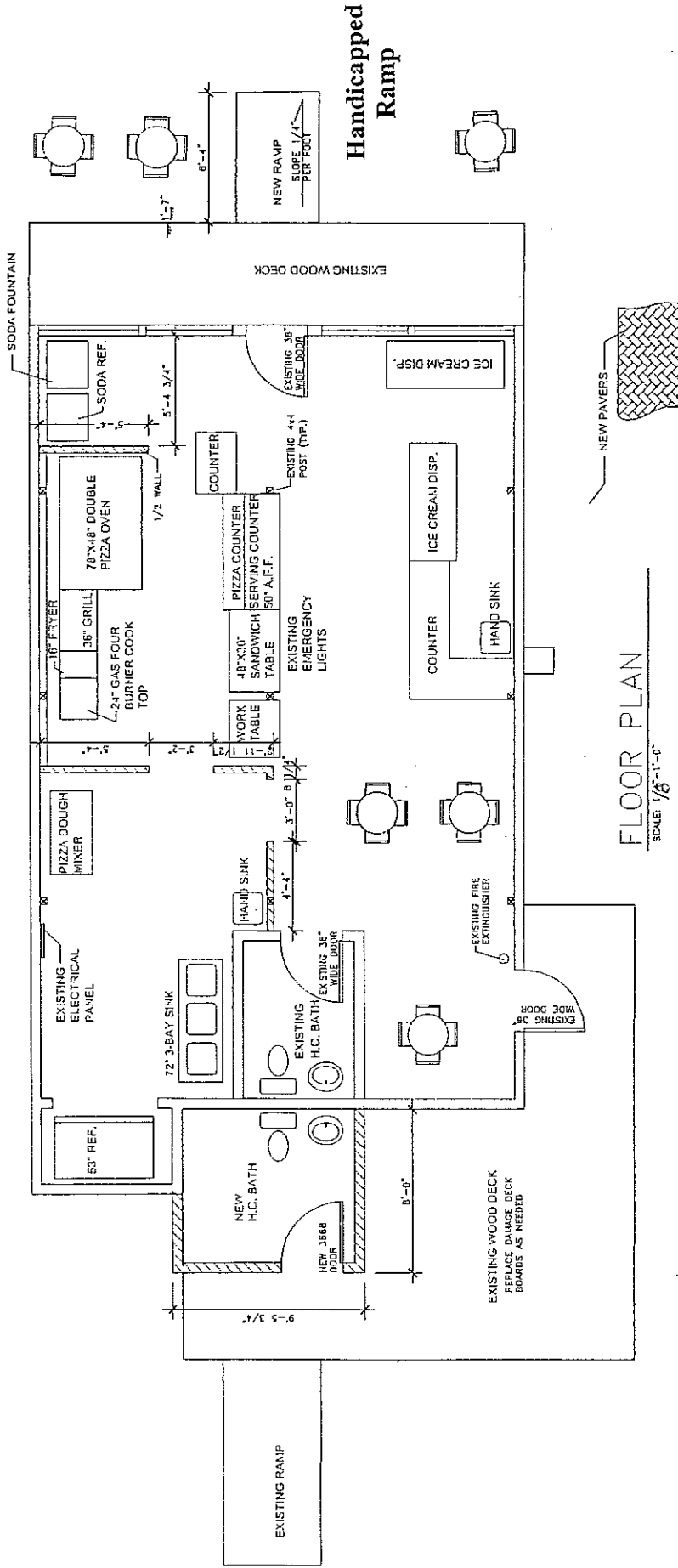
CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY DONALD L. WILLIAMSON PSM 5649 AND IS COMPLIANT WITH F.S. 61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	BW	DATE:	12-15-2010	F.B. / PG.	H/A
DRAFTED BY:	DW	DATE:	12-16-2010	JOB #	10-021

WILLIAMSON & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 LB # 6945
 5020 GUNN HIGHWAY SUITE 220 A
 TAMPA, FL 33624
 (813) 263-4795
 FAX (813) 264-6062

Site Plan Application #S11-01 2813 Beach Boulevard South



FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGEND:
 [Solid Line] EXISTING WALL
 [Dashed Line] NEW WALL

REVISIONS	FLOOR PLAN		JOB NO.: DGT1-0042
	PIZZERIA BUILD-OUT AT:		SHEET.
	2813 BEACH BLVD SOUTH, ST. PETERSBURG (GULFPORT), FL		A1
	DATE:	DRAWN BY:	SCALE:
	07/29/2011	R.D.G.	1/8"=1'-0" U.N.O.

HAROLD RADCLIFFE
 401 S. BAY CLUB BLVD.
 ST. PETERSBURG, FL 33708
 N. PE 8234 (727) 397-0089
 SEALED FOR STRUCTURAL ONLY



Site Plan Application # S11 - 01

2813 Beach Boulevard South

Location Map



Site Plan Application # S11 - 01

2813 Beach Boulevard South



Subject Site





Site Plan Application # S11-01
2813 Beach Boulevard South



Agenda Item No. 3
Any Other Business

Agenda Item No. 4
Adjournment