

St. Benedict Holdings, LLC (Affiliate of Yo Mama's Foods)

Proposal for Development (PFD)

706 N. Missouri Avenue – North Greenwood CRA

1. Purchase Price Offer

St. Benedict Holdings, LLC hereby submits a purchase price offer of: \$2,000,000 for acquisition of 706 N. Missouri Avenue through the Clearwater Community Redevelopment Agency pursuant to Florida Statutes §163.380.

- **Earnest Money:** \$100,000 within 10 business days of CRA/City Council approval.
- **Closing:** Within 120 days of approval (one 30-day extension for ministerial matters).
- **Financing:** Bank pre-approval attached.

2. Project Description

North Greenwood Campus Expansion

The property at 706 N. Missouri Avenue will be incorporated into Yo Mama's Foods' expanding North Greenwood operations campus, which currently includes company-owned facilities located directly across from the site at:

- 1125 Eldridge Street – Corporate headquarters and operations
- 1143 Eldridge Street – Warehouse and logistics facility

The acquisition of 706 N. Missouri Avenue will allow the company to establish a consolidated headquarters and logistics campus within the North Greenwood CRA.

Upon integration, the campus will support approximately 50,000+ square feet of combined operational space including:

- Warehouse distribution
- Logistics and shipping operations
- E-commerce fulfillment
- Light manufacturing and packaging
- Inventory management and storage
- Corporate headquarters offices

- Workforce training and operational support

The Armory facility will function as the central logistics and fulfillment hub of the campus, supporting continued growth of Yo Mama's Foods' national distribution network.

Size & Appearance

Redevelopment of the facility is expected to include:

- Adaptive reuse of the existing building
- Industrial modernization improvements
- Exterior facade, lighting, and landscaping upgrades
- Loading and logistics infrastructure improvements
- Secured logistics and shipping operations

All improvements will comply with applicable zoning and development standards.

Regional Logistics Consolidation

The facility will also provide capacity to consolidate certain out-of-state logistics functions currently supported through third-party warehouses, including potential relocation of inventory and distribution operations currently located in Chicago.

Bringing these operations to Clearwater will strengthen the local economic base and aligns directly with the CRA's preference for warehouse distribution and light manufacturing uses.

3. Financial Presentation

Sources of Funds (Anticipated)

- Bank Financing: \$2,000,000
- Equity Contribution: \$1,500,000+
- Additional Capital Funding: As needed for phased improvements

Total anticipated initial funding: approximately \$3,500,000+

Uses of Funds (Projected)

- Property Acquisition: \$2,000,000
- Renovation & Site Improvements next 5 years: ~\$2,000,000+
- Equipment & Warehouse Infrastructure: ~\$750,000+
- Soft Costs (engineering, design, permits): ~\$250,000+
- Total projected phased project investment: approximately \$5,000,000+

All figures represent planning estimates and are subject to refinement during due diligence and permitting.

4. Projected Employment & Payroll

The campus expansion is projected to support approximately:

20–30 full-time positions over time, subject to operational growth. Positions will include warehouse operations, logistics, quality assurance, administration, and inventory management roles.

- Projected median annual salary: ~\$65,000
- Projected annual payroll at full buildout: ~\$1.3M – \$1.6M

These employment projections are planning estimates provided for evaluation purposes.

5. Tax Base & CRA TIF Impact

Current Condition

The property is currently City-owned and tax-exempt, generating:

- \$0 in ad valorem taxes
- \$0 in CRA TIF revenue

Post-Redevelopment (Projected)

Based on anticipated improvements of approximately \$5,000,000 in new taxable value:

Category	Estimated Impact
New Taxable Value	~\$5,000,000
Estimated Effective Millage	1.8% – 2.2%
Estimated Annual Taxes	~\$90,000 – \$110,000
Estimated CRA TIF	~\$45,000 – \$55,000 annually
10-Year Estimated TIF	~\$450,000 – \$550,000

20-Year Estimated TIF ~\$900,000 – \$1.1M

Redevelopment would convert a currently non-tax-producing municipal asset into a recurring revenue generator for the City and CRA.

6. Community Benefits

- Continued recruitment within the North Greenwood community
- Partnerships with workforce development organizations
- Ongoing food security initiatives supporting local nonprofits
- Certified minority-owned enterprise headquartered in Clearwater
- Continuous operations within the North Greenwood CRA since 2019

7. Development Schedule

Milestone	Estimated Timeline
CRA/City Approval	2026
Due Diligence	~60 days post-approval
Site Plan Approval	90 days (draft application included as Exhibit A)
Closing	Within 120 days
Construction Plans & Permitting	6–9 months post-closing
Renovation	Following permitting
Operational Integration	1–24 months

All timelines are planning estimates subject to permitting and construction schedules.

8. CRA Alignment

This proposal advances the goals of the North Greenwood CRA Plan by:

- Supporting warehouse distribution and light manufacturing
- Expanding local employment opportunities
- Increasing taxable value and generating CRA TIF
- Supporting minority enterprise growth
- Encouraging long-term private reinvestment

The project converts a tax-exempt City property into an active economic asset without reliance on public construction funding.

9. Experience & Campus Commitment

Yo Mama's Foods:

- Is headquartered in Clearwater
- Has operated in North Greenwood since 2019
- Owns and operates adjacent facilities across from the site
- Maintains secured financing capacity
 - Requires no zoning changes
 - Does not depend on tax credits or speculative financing

The acquisition of 706 N. Missouri represents a continuation of the company's established North Greenwood campus strategy.

10. Redevelopment Certainty & Economic Impact

This proposal represents a uniquely low-risk redevelopment opportunity for the City and CRA.

Key factors include:

- Immediate integration with an existing adjacent operational campus
- Demonstrated operational presence in North Greenwood
- Secured financing capacity
- No zoning changes required
- No reliance on public construction subsidy
- Immediate operational need for logistics and warehouse capacity

Unlike speculative redevelopment proposals, this project integrates directly into an existing operating business with international distribution.

Yo Mama's Foods distributes products nationally through retailers including Costco, Walmart, Kroger, and Publix, and its continued growth has created an immediate need for expanded logistics capacity within Clearwater.

The project therefore offers the highest level of execution certainty and long-term economic benefit for the North Greenwood CRA.

County Economic Development Support

Yo Mama's Foods has been approved for an economic development grant funding from Pinellas County supporting expansion and job growth associated with 706 N. Missouri Avenue.

This independent County investment reflects recognition of the company's economic impact and long-term commitment to Clearwater.

Non-Binding Projections Notice

All employment projections, investment amounts, payroll estimates, tax projections, timelines, and operational plans contained herein are forward-looking, non-binding planning estimates provided solely for evaluation purposes.

Final development scope, staffing levels, investment timing, and operational decisions will be subject to financing, market conditions, permitting, and definitive agreement negotiations.

Exhibits

Exhibit A – Draft FLD Application

Exhibit B – Letters of Community and Institutional Support

Exhibit C – Minority-Owned Business Certification

Exhibit D – Financing Prequalification Letter (Hancock Whitney Bank)

Exhibit E – Preliminary Redevelopment Budget (Planning-Level Estimate)

Exhibit F – Photographs of Yo Mama's Foods Headquarters and Operations

EXHIBIT "A"

December 2, 2024

VIA ACCELA

City of Clearwater
Planning and Development Department
100 S. Myrtle Avenue
Clearwater, FL 33756

Re: FLD Application for 706 N. Missouri Ave

To Whom It May Concern:

On behalf of our client, Magnificat Holdings LLC dba Yo Mama's Foods Co., please see the enclosed FLD Application and supporting documentation for the property located at 706 N. Missouri Ave. Yo Mama's Foods Co., is proposing a change of use to a Storage/Warehouse/Distribution facility at the above-mentioned property. The applicant desires to utilize the existing buildings and site as currently developed, with the addition of a truck well and loading dock along the southern side of the existing rear building.

The property is owned by the Trustees of the Internal Improvement Fund of the State of Florida and leased by the City of Clearwater. The City currently utilizes the building for storage and office space, but has recognized the potential economic development opportunity the property could present if made available to nearby businesses. The applicant is hopeful that the City will pursue subleasing the property, and as such, is filing the attached application to determine whether the applicant's proposed use of the site as a Storage/Warehouse/Distribution facility would be permissible.

As this application is solely for a change of use, rather than a full-blown redevelopment, and the City is the current occupant of the site, many of the materials

being submitted are from the City's own permitting and development of the site. The applicant is not proposing to improve or remodel the existing site in a value of 25% or more of the valuation of the principal structure as reflected on the property appraiser's current records, there is no flexibility being requested from the parking standards, and a traffic impact study is not necessary based on the limited number of trips expected to be generated from the new use.

The following narratives discuss the Stormwater, Landscaping and Tree Survey, Inventory, and Preservation Plan, and a Building Renovations Overview.

Stormwater Narrative:

The applicant will maintain the existing stormwater facilities on the Armory site. As the proposed change of use does not improve the existing site in a value of 25% or more of the valuation of the principal structure, no new stormwater management plan is proposed/required.

Landscape Plan Narrative:

The applicant will abide by and maintain the landscaping currently onsite in accordance with the landscape plan that was implemented by the City while leasing the Property. Any additional landscaping planted by the applicant will enhance the historic site's character while meeting the City of Clearwater's landscaping requirements. The approach will emphasize native and drought-resistant species to reduce water consumption, reflecting sustainable practices.

1. Proposed Landscaping Features:

- Addition of native shrubs and groundcovers along the building perimeter to soften the visual impact and promote biodiversity.
- A mix of shade trees and ornamental palms, with species like live oaks and Montgomery palms, strategically placed to provide canopy and aesthetic appeal.
- Preservation and enhancement of green buffers along property boundaries to ensure privacy and continuity with the surrounding area.

2. Historical Considerations:

- Plantings will harmonize with the building's historic aesthetic, maintaining a clean, elegant appearance through the use of timeless species and designs.

Tree Survey, Inventory, and Preservation Plan

A certified arborist has conducted a detailed inventory of the trees on the property, including size, species, and health condition, that were notated on the City's approved site plan back in April of 2007.

Tree Inventory Highlights:

- Several large shade trees, including mature oaks, are present and rated at a condition level of 3.

As no new construction is proposed which would affect the trees noted on the tree inventory, no preservation plan is necessary.

Building Renovations Overview

The historic building will be painted white, and the applicant proposed to replace the existing windows with modern, energy-efficient windows. These upgrades maintain the integrity and aesthetics of the structure while aligning with contemporary building codes and sustainability practices. All changes respect the historical significance of the site.

Should the City require any additional or updated information, please let us know.
Thank you for your time and consideration on this matter.

Very truly yours,

HILL WARD HENDERSON

/s/ Lauren C. Rubenstein

Lauren C. Rubenstein



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

This application is REQUIRED for all Level One Flexible Standard Development (FLS) and Level Two Flexible Development (FLD) applications. All applications must be submitted online at: epermit.myclearwater.com

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date [submittal calendar](#). The applicant, by filing this application, agrees to comply with all applicable requirements of the Community Development Code. [Additional information on submittal requirements including worksheets and handouts, etc.](#)

FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE:	\$200 (not applicable for detached dwelling or duplexes)
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APPLICATION FEES:	\$100 (FLS – accessory structures associated with a single-family or duplexes) \$200 (FLS – detached dwellings or duplexes) \$475 (FLS – attached dwellings, mixed-use, and nonresidential uses) \$300 (FLD – detached dwellings, duplexes, and their accessory structures) \$1,205 (FLD – attached dwellings, mixed-use, and nonresidential uses)
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Property Owner (Per Deed): Trustees of the Internal Improvement Fund of the State of Florida (who lease the property to the City of Clearwater)

Phone Number: N/A

Email: N/A

Applicant/Primary Contact Name: Katherine E. Cole, Esq / Lauren C. Rubenstein, Esq.

Company Name: Hill Ward Henderson

Phone Number: 727-724-3900

Email: Katie.Cole@hwlaw.com; Lauren.Rubenstein@hwlaw.com

Address of Subject Property: _____

706 N. Missouri Ave, Clearwater

Parcel Number (s): ~~10-29-15-33300-000-0010~~

Site Area (Square feet and Acres): 136,363 sf / 3.13 acres

Zoning: Institutional

Future Land Use: Institutional

Description of Request (must include **use**, requested flexibility, parking, height, etc) : _____

This is a request to change the use to a storage/warehouse/distribution facility.

See attached narrative.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

General Information

Provide the following general information on the proposed project. If not applicable mark N/A. The maximum permitted or required amounts are listed in the Zoning District in the Community Development Code which is available online at:

https://library.municode.com/fl/clearwater/codes/community_development_code

Dwelling Units:

A dwelling unit is a building or portion of a building providing independent living facilities for one family including the provision for living, sleeping, and complete kitchen facilities.

Max. Permitted: N/A

Proposed: N/A

Hotel Rooms:

A hotel room is an individual room, rooms or suite within an overnight accommodations use designed to be occupied, or held out to be occupied as a single unit for temporary occupancy.

Max. Permitted: N/A

Proposed: N/A

Parking:

List parking spaces. Parking spaces must meet the requirements of the Community Development Code (CDC) including location, materials and dimensions. Back out parking is prohibited for most uses.

Required: 21

Proposed: 29 existing

Floor Area Ratio (FAR):

Do not include parking garages, carports, stairwells and elevator shafts. Area is found by multiplying the length times the width dimension for each floor and should be expressed in square feet. Do not include parking garages, carports, stairwells and elevator shafts. FAR is not required for residential only projects unless in US 19 Zoning District.

Max. Permitted: .65

Proposed: 0.136

Impervious Surface Ratio (ISR):

ISR means a measurement of intensity of hard surfaced development on a site, basically any surface that is not grass or landscaped areas on private property. An impervious surface ratio is the relationship between the total impervious versus the pervious areas of the total lot area. [Link to additional information including ISR worksheet.](#)

Max. Permitted: .85

Proposed: 76.9% (104,863 sf mol)

Please list percentage % and square feet.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

General Applicability Criteria

Provide complete responses to each of the six (6) General Applicability Criteria of Community Development Code Section 3-914.A.1 through 6, explaining how, IN DETAIL, the criteria is met. Use additional sheets as necessary:

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.

See attached

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.

See attached

3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.

See attached

4. The proposed development is designed to minimize traffic congestion.

See attached

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

See attached

6. The design of the proposed development minimizes adverse effects, including visual, acoustic, and olfactory and hours of operation impacts, on adjacent properties.

See attached

City of Clearwater / Yo Mama's Foods Co.

706 N. Missouri Ave

Clearwater, FL

Description of Request:

The City of Clearwater, North Greenwood Community Redevelopment Area, and Magnificat Holdings LLC dba Yo Mama's Foods Co. ("Yo Mama's"), respectfully requests approval for the use of the existing structure and parking area located at 706 N. Missouri Avenue ("Property") to utilize the property for Storage/Warehouse/Distribution. The building, known as the Armory, was built back in the 1950s on the corner of N. Missouri Ave and Eldridge Street. The property is currently owned by the City of Clearwater is utilized by various City Departments, including Parks and Recreation and Special Events, for storage and office space. The City's economic development team has been working with Yo Mama's to expand its existing business in the North Greenwood district. The economic development team identified the Armory as a possible location but understands that it would require a change of use, and therefore triggers the FLD application process. Yo Mama's currently operates out of a building located at 1125 Eldridge Street, almost directly across from the Armory site. Yo Mama's would continue operations at its current site but is seeking the ability to expand those operations with the additional Storage/Warehouse/Distribution space that the Armory site could provide in close proximity to its existing business.

The proposed use of the Armory by Yo Mama's Foods would significantly contribute to the City's economic base by creating 25 new jobs in 3 years, directly supporting local employment in North Greenwood and economic development within the community. Yo Mama's Foods currently employs four residents from the 33755 ZIP code and is committed to extending its hiring and outreach efforts to further support the North Greenwood area. Its plans include enhancing the neighborhood's appearance by investing in facade improvements to the Armory building, ensuring it aligns with the City's vision for revitalization. Furthermore, by establishing its expanded headquarters at the Property, Yo Mama's Foods aims to be a key partner in the City's long-term economic and

social development goals in the North Greenwood area. This project not only brings new economic activity to the area but also fosters community engagement and collaboration, helping to solidify North Greenwood as a vibrant, thriving neighborhood.

Yo Mama's requests the use, setbacks, parking and other development standards as set forth on the Land Use data table on the preliminary site plan and below:

Land Use Data

	EXISTING	PROPOSED	required MIN or MAX
Zoning district:	INSTITUTIONAL (I)	INSTITUTIONAL (I)	
Use:	CITY P & R	OFFICES/WAREHOUSE	TBD
Lot area (s.f. and acres)	36,363 s.f. = 3.13Ac	36,363 s.f. = 3.13Ac	TBD
Lot width:	284.09 ft	284.09 ft	
Building Area:	8,525 s.f.	8,525 s.f.	
New Truck Dock		2,637 s.f.	
Floor Area Ratio (FAR):	0.136	0.136	TBD
Setbacks:			
Front	13'-2"	13'-2"	TBD
Side	8'-9"	6'-0"	TBD
Rear	1'-6"	1'-6"	TBD
Building Height:	30'	30'	TBD
Area of Walks & Pavement:	86,353 s.f.	82,726 s.f.	
Landscape Areas:	21,012 s.f. = 15.4%	21,012 s.f. = 15.4%	TBD
Impervious Surface Ratio (ISR)	76.9%	76.9%	TBD
Number of Cars Parked:	29	29	21

General Applicability Criteria

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.

The proposed development is consistent with the building that has existed on the property for over 70 years. The size, scale and bulk of the building is in harmony with the other industrial uses along Eldridge Street. The properties

to the west and the south are zoned Industrial Research and Technology, with warehouses existing immediately to the west and light manufacturing and warehouses to the south. The properties to the east of the Property are zoned Institutional and consists of a vacant lot and a preschool. North of the Property is Jack Russell Stadium, which is zoned Open Space/Recreation.

2. **The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.**

The use of the site as a Storage/Warehouse/Distribution facility is reflective of the development of the existing industrial area bounded by N. Missouri Ave, Maple Street, Martin Luther King Jr. Avenue and Seminole Street.

3. **The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.**

The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood. The proposed use is consistent with the surrounding development, and the site will remain virtually unchanged.

4. **The proposed development is designed to minimize traffic congestion.**

The proposed development is designed to minimize traffic congestion. The proposed use will only generate 26 AM peak hour and 29 PM peak hour trip ends, which will have very minimal effect.

5. **The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.**

The proposed reuse of the Armory building is consistent with the community character of the immediate vicinity of the parcel. As discussed above, the parcel is located in a small, but defined, industrial area in North Greenwood. The

Armory building itself is unique and adds to the community character, so preserving the existing building while allowing the expansion of an existing nearby business, will bring new economic activity to the area and solidify North Greenwood as a vibrant, thriving neighborhood.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

The proposal is solely for a change of use. The site is going to be used consistent with the existing site plan, except for the small addition of a truck well and loading dock. It will operate during normal business hours, and the activity, including visual, noise and smell, will be consistent with all the surrounding industrial properties. The truck loading dock will be located behind the existing building that fronts N. Missouri Ave (and therefore not visible from N. Missouri Ave), so there should be no visible, audible nor olfactory impacts to the preschool located across N. Missouri Ave due to the shielding that the current building provides.

COMPREHENSIVE INFILL REDEVELOPMENT – PROJECT CRITERIA

While this request does not include changes to the approved site plan, other than the addition of a loading dock for trucks, responses to specific design criteria are included below.

1. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from the intensity and development standards.

This is a proposed change of use, no deviations from what is currently developed is proposed. The only proposed addition is a truck well and loading dock, which will be constructed in an area that is already impervious. The new proposed side setback, as it relates to the loading dock, is 64 feet.

2. **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.**

The proposed development is consistent with the goals and policies of the Comprehensive Plan, as well as with the general intent and basic planning objectives of this code, and with the intent and purpose of this zoning district.

Applicable Comprehensive Plan Goals/Policies/Objectives include but are not limited to:

Objective QP 5.10

Support the recruitment, retention, and expansion of existing industries through economic opportunity and creation of jobs and workforce training.

QP 5.10.2 Evaluate city-owned properties for possible expansion of economic opportunities or industries before being declared surplus.

QP 5.10.4 Encourage the formation and growth of small and minority-owned businesses.

3. **The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.**

The change of use will not impede the normal and orderly development and improvement of surrounding properties. Yo Mama's opened its current warehouse down the block on Eldridge Street in a once vacant warehouse in 2019. Its business ended up being the catalyst that attracted more businesses to the area. The expansion of Yo Mama's business to include the subject Property would continue the economic development trend and momentum that the area is currently experiencing.

4. Adjoining properties will not suffer substantial detriment as a result of the proposed development.

As discussed above, adjoining properties will not suffer substantial detriment as a result of the proposed change of use. The proposed use is consistent with the surrounding light industrial uses. The proposed truck well and loading dock, where most the noticeable activity on the site will occur, is shielded from the preschool located across N. Missouri Ave by the existing building.

5. 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 characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:

- a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;**
- 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;**
- c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor**
- d. The proposed use provides for the provision of affordable housing**
- 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 spot land use or zoning designation;**
- f. The proposed use provides for the development of a new and/or preservation of a working waterfront use**

The proposed use would be consistent with the underlying future land use category of Institutional. As described by the Comprehensive Plan, Objective 5.1, the Future Land Use Categories "guide development consistent with the Countywide Plan Map." The consistent Countywide Plan Map Category is Public/Semi-Public, which specifically allows the use of Storage/Warehouse/Distribution. As described above,

the use is compatible with adjacent land uses and will not alter the essential use characteristics of the neighborhood. Furthermore, the development proposal accommodates the expansion of an existing economic contributor (Yo Mama's Foods Co.) and would create an estimated 25 additional jobs within the first 3 years at the new site.

6. Flexibility with regard to use, lot width, required setbacks, height, and off-street parking are justified based on demonstrated compliance with all of the following design objectives:

- a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;** This criterion has been met. The proposed use will utilize the existing developed buildings and lot and is consistent with the surrounding properties.
- b. The proposed development complies with applicable design guidelines adopted by the City;** N/A.
- c. the established or emerging character of an area;** The proposed use is consistent with the surrounding industrial uses that make up the character of the area. The Armory building has been a part of the neighborhood since the 1950s and utilizing the existing building, rather than redeveloping the property, keeps the historic character of the property. Yo Mama's plans on enhancing the neighborhood's appearance by investing in facade improvements to the Armory building, ensuring it aligns with the City's vision for revitalization.
- d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:**
 - **Changes in horizontal building planes**
 - **Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.**

- **Variety of materials and colors**
- **Distinctive fenestration patterns**
- **Building setbacks; and**
- **Distinctive roof forms**

N/A – as the proposed development will utilize the existing buildings and lot. But, as noted above, the existing Armory building is unique in appearance and has been in existence since the 1950s. It adds to the character of the neighborhood with distinctive architectural details that are immediately recognizable.

e. The proposed development provides for appropriate buffers, enhances landscape design and appropriate distances between buildings.

The proposed development will utilize the existing developed buildings and parking lot, which has peacefully existed for the last 70 or so years. The site currently features large setbacks and appropriate landscaping in all pervious areas of the site, which Yo Mama's will maintain in good condition.

As this application is solely for a change of use, rather than a full-blown redevelopment, and the City is the current occupant of the site, many of the materials being submitted are from the City's own permitting and development of the site. Yo Mama's is not proposing to improve or remodel the existing site in a value of 25% or more of the valuation of the principal structure as reflected on the property appraiser's current records, there is no flexibility being requested from the parking standards, and a traffic impact study is not necessary based on the limited number of trips expected to be generated from the new use.

The following narratives discuss the Stormwater, Landscaping and Tree Survey, Inventory, and Preservation Plan, and a Building Renovations Overview.

Stormwater Narrative:

Yo Mama's will maintain the existing stormwater facilities on the Armory site. As the proposed change of use does not improve the existing site in a value of 25% or more of the valuation of the principal structure, no new stormwater management plan is proposed/required.

Landscape Plan Narrative:

Yo Mama's will abide by and maintain the landscaping currently onsite in accordance with the landscape plan that was implemented by the City while leasing the Property from the State. Any additional landscaping planted by Yo Mama's will enhance the historic site's character while meeting the City of Clearwater's landscaping requirements. The approach will emphasize native and drought-resistant species to reduce water consumption, reflecting sustainable practices.

1. Proposed Landscaping Features:

- Addition of native shrubs and groundcovers along the building perimeter to soften the visual impact and promote biodiversity.
- A mix of shade trees and ornamental palms, with species like live oaks and Montgomery palms, strategically placed to provide canopy and aesthetic appeal.
- Preservation and enhancement of green buffers along property boundaries to ensure privacy and continuity with the surrounding area.

2. Historical Considerations:

- Plantings will harmonize with the building's historic aesthetic, maintaining a clean, elegant appearance through the use of timeless species and designs.

Tree Survey, Inventory, and Preservation Plan

A certified arborist has conducted a detailed inventory of the trees on the property, including size, species, and health condition, that were notated on the City's approved site plan back in April of 2007.

Tree Inventory Highlights:

- Several large shade trees, including mature oaks, are present and rated at a condition level of 3.

As no new construction is proposed which would affect the trees noted on the tree inventory, no preservation plan is necessary.

Building Renovations Overview

The historic building will be painted white, and Yo Mama's proposed to replace the existing windows with modern, energy-efficient windows. These upgrades maintain the integrity and aesthetics of the structure while aligning with contemporary building codes and sustainability practices. All changes respect the historical significance of the site.

Should the City require any additional or updated information, please let us know.
Thank you for your time and consideration on this matter.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

Affidavit of Authorized Agent

If multiple owners or properties, multiple affidavits may be required.

1. Provide names of the Lessee – PRINT full names:

City of Clearwater (currently leases the property from the Trustees of the
Internal Improvement Fund of the State of Florida)

2. That (I am/we are) the Lessee of the following described property:
706 N. Missouri Ave, Clearwater, FL 33755

3. That this property constitutes the property for which a request for (describe request):
A Change of Use to a Storage/Warehouse/Distribution Facility

4. That the undersigned (has/have) appointed and (does/do) appoint:
Lauren C. Rubenstein and Katie E. Cole, Hill Ward Henderson

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above-described property;

6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Lessee of the Property

Note: This Property is Leased by the City of Clearwater from the Trustees of the Internal Improvement Fund of the State of Florida. The City must obtain permission from the State of Florida to Sublease the Property, but the City of Clearwater is the Party in control of the Property, and the City has the authority to process the subject FLD application.

STATE OF FLORIDA

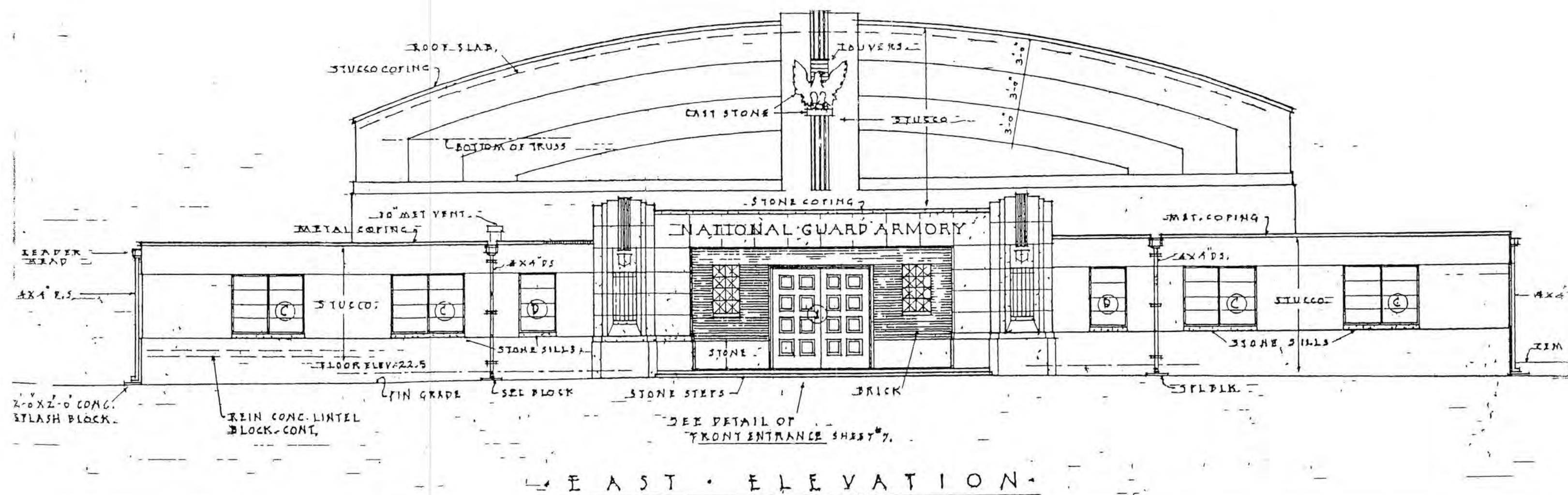
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means ☐ physical presence or ☐ online notarization, this ____ day of _____, 202__ by (_____) as (_____) of (_____), who ___ is/are personally known to me or ___ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature:

My Commission expires:



CITY of CLEARWATER

Dept. of Parks and Recreation

The National Guard Armory Remodeling

PROJECT NUMBER: 06-0036-PR

OWNER:

CITY of CLEARWATER

DEPT. of PARKS and RECREATION
100 S. MYRTLE AVENUE
CLEARWATER, FLORIDA.
727. 562. 4800

MAYOR:

HON. FRANK HIBBARD

112 SOUTH OSCEOLA AVENUE
CLEARWATER, FLORIDA

COUNCIL MEMBERS:

CARLEN A. PETERSEN
(VICE MAYOR/COUNCIL MEMBER)
GEORGE N. CRETEKOS
JOHN DORAN
PAUL F. GIBSON

CITY MANAGER

WILLIAM B. HORNE II
PARK & RECREATION DEPARTMENT DIRECTOR
KEVIN E. DUNBAR

APPROVED
CITY OF CLEARWATER
ENGINEERING DEPARTMENT

By: *David J. Hulse*
Date: 04-04-07

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
All Sid, Sidewalk and Sprinkler
Damage Shall be Repaired Prior to
Final Engineering Inspection

DRAWING LIST

- | | |
|--------|----------------------|
| CS-1 | COVER SHEET |
| 1 of 3 | SITE PLAN |
| 2 of 3 | AREA TABULATION PLAN |
| 3 of 3 | SITE DETAILS |
| 1 of 2 | LANDSCAPE PLAN |
| 2 of 2 | IRRIGATION PLAN |

MAIN BUILDING:

- | | |
|-----------------|---|
| A-1.1 | FLOOR PLAN & SCHEDULES |
| A-1.2 | INTERIOR ELEVATIONS & DETAILS |
| A-1.3 | REFLECTED CEILING AND FRAMING PLAN |
| A-1.3A | MEZZANINE FRAMING PLAN (ALTERNATE #1) |
| A-1.3B | SECTIONS & DETAILS (ALTERNATE #1) |
| A-1.4 | INTERIOR ELEVATIONS & DETAILS |
| E-0 | ELECTRICAL SPECIFICATIONS & LEGEND |
| E-1 | ELECTRICAL SITE PLAN |
| E-2 | ELECTRICAL LIGHTING PLAN |
| E-3 | ELECTRICAL POWER PLAN |
| E-4 | FIRE ALARM & SECURITY CONDUIT PLAN |
| E-5 | RISER DIAGRAM, PANEL SCHEDULES & LOAD CALC'S. |
| M-0 | MECHANICAL SPECIFICATIONS & SCHEDULES |
| M-1 | MECHANICAL PLANS |
| M-2 | MECHANICAL DETAILS |
| P-1.0 | PLUMBING SPECIFICATIONS & DETAILS |
| P-1.1 | PLUMBING FIXTURE SCHEDULE |
| P-1.2 | PLUMBING PLAN |
| P-1.3 | WATER RISER DIAGRAM |
| P-1.4 | SANITARY PLAN & RISER |
| FP-1 | FIRE SPRINKLER SITE PLAN |
| FP-2 | FIRST LEVEL FIRE SPRINKLER PLAN |
| FP-3 | MEZZANINE LEVEL FIRE SPRINKLER PLAN |
| DWGS. 1 THRU 13 | DRAWINGS OF EXISTING FOR INFORMATION ONLY |

ELECTRICAL BLDG.:

- | |
|---|
| (FORMERLY MOTOR VEHICLES) |
| EA-1.1 FLOOR PLAN & SCHEDULES |
| E-1.2 MEZZANINE PLAN & DETAILS |
| EE-0 SPEC'S, LEGEND & SCHEDULE |
| EE-1 ELECTRICAL SITE PLAN |
| EE-2 ELECTR. & MECHANICAL PLANS |
| DWGS. 1 THRU 1 |
| DRAWINGS OF EXISTING FOR INFORMATION ONLY |

SCOPE of WORK:

- INTERIOR PARTITIONS, NEW ELECTRICAL SERVICE & FIXTURES, NEW HVAC SYSTEMS, MODIFICATIONS TO THE EXISTING PLUMBING FACILITIES, AND RELATED SITE WORK.
- PRESSURE WASH EXTERIOR AND PAINT EAST ELEVATION W/ ELASTOMERIC PAINT SYSTEM.

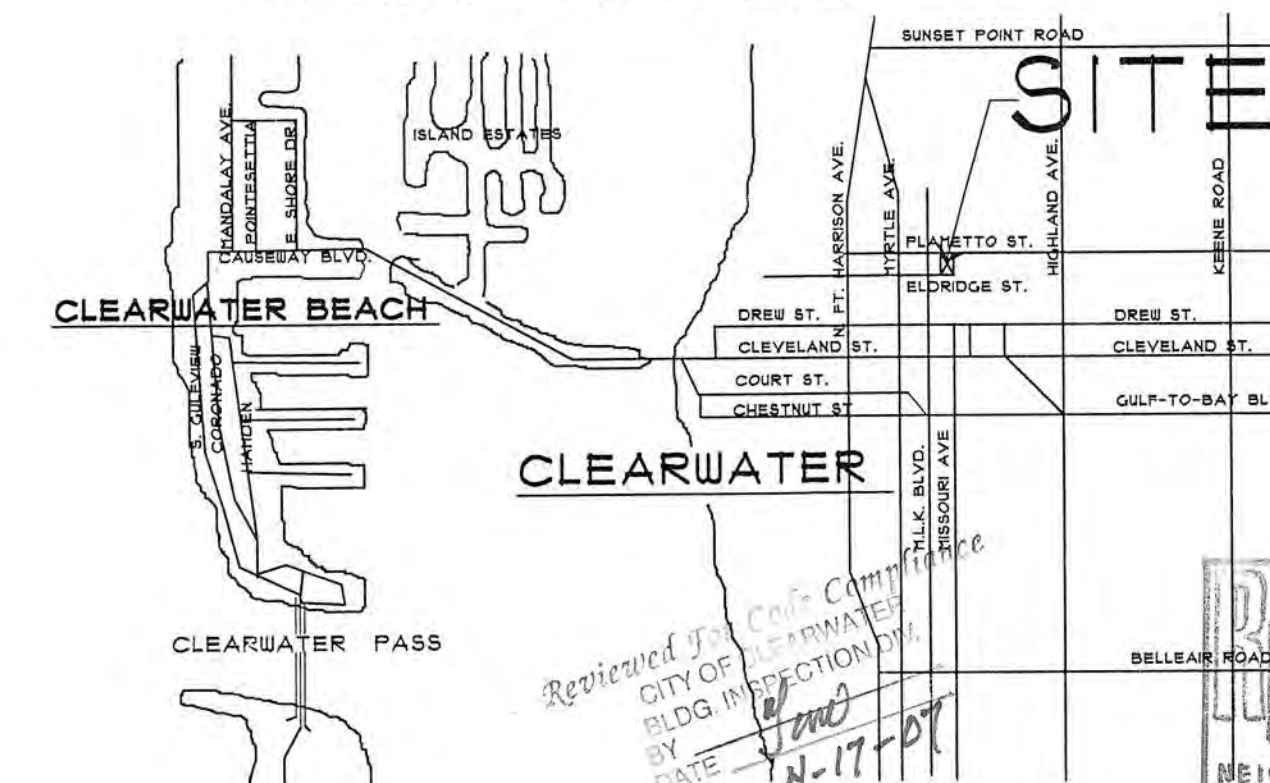
DESIGN CRITERIA

OCCUPANCY TYPE: BUSINESS, GROUP B
CONSTRUCTION TYPE: TYPE V, B, SPRINKLERED
ALLOWABLE BUILDING AREA: NOT LIMITED
PROPOSED BUILDING AREA: 1444 S.F.
ALLOWABLE BUILDING HEIGHT: 2 STORIES
PROPOSED BUILDING HEIGHT: 2 STORIES

CODE INFORMATION:

Basic Wind Speed: 128 mph
Wind importance factor: 1.0
Building Category: ENCLOSED, LOW-RISE BUILDING, SIMPLE DIAPHRAM
Wind Exposure Category: "B"
WIND LOADING DETERMINED BY: F.B.C.2004 (CHAPTER 16)

THIS REMODELING DESIGN COMPLIES WITH F.B.C. 2004,
THE FLORIDA FIRE PREVENTION CODE, 2004; THE
CITY OF CLEARWATER DESIGN DEVELOPMENT
CODE, and NATIONAL ELECTRICAL CODE, 2005;
TO THE BEST OF OUR KNOWLEDGE AND BELIEF.



LOCATION MAP

North
NO SCALE

COVER SHEET
National Guard Armory: Remodeling
City of Clearwater; Department of Parks & Recreation
120 N. Missouri Avenue
Clearwater, Fla.

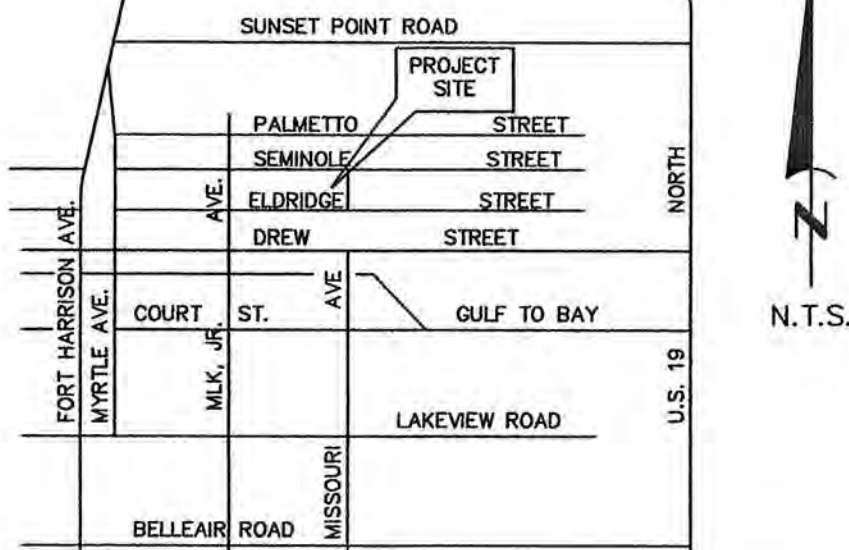
PROJECT NO. 06-214
SHEET NO. CS-1

706 N. MISSOURI AVE
BCP2007-04094

706 N. MISSOURI AVE
BCP2007-04092

EXTRA

VICINITY MAP



CONSTRUCTION NOTES

- All construction, materials and workmanship shall be in accordance with the latest City of Clearwater and Florida Department of Transportation standards and specifications.
- The indicated locations of underground utilities, structures and facilities are approximate only and reflect the best information available from surveys and records and have not been field verified. The contractor shall verify the actual locations and elevations prior to proceeding with any construction activity which may affect such utilities. Contractor shall call "SUNSHINE STATE-ONE CALL" 1-800-432-4770 at least 48 hours in advance of start of construction.
- All construction staking for site improvements as shown hereon shall be performed by a State of Florida Professional Land Surveyor.
- All backfill over any pipe (storm sewer, sanitary sewer, water lines, etc.) that is to be placed under roadways or within the embankment of roadways, shall be compacted in accordance with Florida Department of Transportation Specifications, Section 1228.5, latest edition. This particular section specifies compaction to 100% of the maximum density as determined by ASTM T-99.
- Unless otherwise claimed by the owner, materials interfering with construction, including all abandoned utility lines, pipes, structures and other subterranean objects to be removed, shall be disposed off-site by the contractor.
- All areas of exposed or disturbed earth resulting from construction activities shall be solid sodded unless otherwise directed by the construction documents.
- Contractor shall provide all sheeting, shoring and bracing required to protect adjacent structures or to minimize trench width. Where a separate pay item is not provided, the cost of all sheeting, shoring and bracing shall be included in the contract price for the item of work for which sheeting, shoring and bracing is required.
- All existing and proposed utility and storm sewer structures whose tops will be exposed within unpaved areas subject to vehicular, bicycle or pedestrian traffic shall be adjusted so that the top surface of the covers and frames are no more than one inch above finished grade. Where sodding is applied, finished grade shall be to the top of the turf after the sod is firmly placed.
- During construction, contractor shall furnish, install and maintain all necessary traffic control and safety devices in accordance with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD) and the current Florida Department of Transportation (FDOT) Roadway and Traffic Design Standards. All proposed traffic control devices such as signs, markings and other devices as indicated on the plans shall be in accordance with MUTCD and FDOT Roadway and Traffic Design Standards.
- After completion of construction and final acceptance by owner and agencies having jurisdiction, contractor shall remove and dispose of all erosion and siltation control devices, including but not limited to, silt barriers, hay bales, etc.
- Contractor shall coordinate all work with utility companies in order to prevent damage to existing utility lines and the making of adjustments to same, if required.
- Adjusting manhole tops to match grade and slope of the finished paving shall be included in the contract unit price for the manhole, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
- All storm drainage pipe shall be RCP-ASTM C78 for circular pipe and ASTM C507 for elliptical pipe, unless otherwise noted. Elliptical pipe shall be wrapped with MIRAFI 140N filter fabric or approved equivalent. Circular pipe under pavement, drives and sidewalks shall also be wrapped with MIRAFI 140N filter fabric or approved equivalent.
- Contractor shall be responsible for documenting and maintaining as-built information which shall be recorded as construction progresses or, at the completion of appropriate construction interval(s), and shall be responsible for providing all applicable data obtained to the Owner for the purpose of preparing final as-built (record) drawings. All as-built data shall be collected by a State of Florida Professional Land Surveyor whose services are engaged by the contractor.
- Contractor shall be responsible for all material testing and shall supply all test reports to the Owner.
- Contractor shall be responsible for controlling fugitive dust and keeping construction site in a safe, clean and orderly manner at all times.
- The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards.
- All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
- Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 W.W.F. (sidewalks shall not be constructed within this apron area(s)). Expansion joint will be required along existing curb where applicable.
- All unused drive apron(s) and/or parking surface(s) are to be removed in its entirety, by the contractor. The right(s)-of-way are to be restored with new sidewalk and sod as required.
- Finished grade at the proposed entrances shall be kept as the existing elevations after removing the asphalt to maintain the same drainage pattern.
- Contractor shall provide upgrade of existing sidewalk at all driveway intersections and sidewalks at street intersections to meet ADA requirements by removal and reconstruct sidewalks if necessary and provide adhesive truncated domes per FDOT Index 304. Seven driveway crossings and 3 street corner intersections will be required to be addressed by the contractor.
- Contractor to construct trash dumpster enclosure, see dumpster enclosure (single) index no. 701. Contractor shall note interior and exterior of masonry surface shall receive 1" thick stucco sand finish, with minimum 1/2" scratch coat stucco surface prior to finish stucco surface, top of wall to be dammed to prevent rain water from puddling, finish stucco surface to receive minimum one coat of primer and two coats of exterior semi gloss paint matching building color.
- Contractor shall note bill of quantity provides alternates for painting of entire exterior of building or painting lower portion of exterior of building. In both cases the contractor shall pressure wash portions of building and preparations such as sanding, scraping of loose paint shall be considered as part of the painting process. Minimum one coat of exterior primer and minimum two coats of exterior semi gloss paint. Color draw down samples to be provided by the contractor for selection by the owner. Section of alternate lower portion of the building to be painted contractor shall match existing building color. All exterior trim color shall be also provided by the contractor for the owner to select color.
- All fencing, landscaping and irrigation system to be provided by the owner. Contractor shall coordinate with owner to ensure sleeve ducts for irrigation system are in place prior to contractor paving any surfaces.
- The contractor shall note the owner will have other city staff or contractors on site to perform other work and the contractor of this project will be required to coordinate his work with other city staff or contractors during the performance of this scope of work.
- This site will continue operation by city during the construction period. The contractor shall note information about types of vehicles or equipment parked or stored on the site is information purposes only, striping of these stalls or providing wheel stops is not required. Proposed concrete paved employee parking and all associated work to construct this parking stalls is part of the scope of work of this contract.
- Contractor is not to remove existing galvanized chain link fence until new 8' high black vinyl chain link fence is constructed by the owner.

LEGAL DESCRIPTION

LOT 1, GREEN FIELD SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Date: 6/14/2007
Certified Arborist: Brian Murphee
FL-1009A
City of Clearwater
Parks & Recreation Department
P.O. Box 4748
Clearwater, Florida 33758
Phone: (727) 462-5139

Rating	
Excellent	5
Good	4
Average	3
Fair	2
Poor	1
Dead	0

TREE INVENTORY

SUGGESTION: REMOVAL OF ALL TREES WITH RATING OF 1 & 2

KEY	BOTANICAL NAME	COMMON NAME	SIZE DBH (inches)	CANOPY SIZE (feet)	COMMENTS	RATING
1	<i>Quercus virginiana</i>	east palata holly	8.5 & 5.8	20	witches broom, in decline, tip die back in canopy, codominate stem	1
2	<i>Quercus laurifolia</i>	laural oak	7.6	20	codominate stem, within 18" of building	3
3	<i>Phoenix roebelenii</i>	robelenii palm	5.0	6	remove dead fronds, fertilize magnesium deficiency	4
4	<i>Phoenix roebelenii</i>	robelenii palm	5.2	6	remove dead fronds, fertilize magnesium deficiency, bore insect activity	3
5	<i>Ilex x altenuata</i>	east palata holly	8.5, 8.3, 6.4, 7.4, 6.4	30	5 stem cluster, in decline, codominate stem	1
3571	<i>Quercus virginiana</i>	live oak	21.4	50		1
3572	<i>Quercus virginiana</i>	live oak	20.7	40	root crown damage from lawn mower	3
3573	<i>Quercus virginiana</i>	live oak	27.2	40	branch die back, potential included bark @ 10' from base	3
3574	<i>Quercus virginiana</i>	live oak	18.6	40		3
3575	<i>Quercus virginiana</i>	live oak	21.0	60	girdling root at base	3
3576	<i>Quercus virginiana</i>	live oak	19.2	50	potential included bark, codominate stem	4
6	<i>Quercus laurifolia</i>	laural oak	4.4	65	codominate stems, included bark hazardous tree	2
7	<i>Sabal palmetto</i>	sable palm	4.0	5	volunteer less than 8' over all height	3

SYMBOL LEGEND

- ▲ found nail & disk
- found iron rod
- found concrete monument
- found iron pipe
- set iron rod
- ① storm manhole
- ☆ wood light pole
- ⊕ electric box-in-ground
- ⊕ wood utility pole
- + guy anchor
- ⊕ water valve
- ⊕ oak tree
- ⊕ unknown tree
- ⊕ water meter
- ⊕ sanitary manhole
- ⊕ fire hydrant
- ⊕ plum tree
- ⊕ bush
- ⊕ ballard
- ⊕ sign
- ⊕ found Pinellas County disk
- ⊕ reclaimed water valve
- ⊕ GTE pedestal
- ⊕ reclaimed water meter
- ⊕ gas meter
- ▲ set nail & disk

PLAN LEGEND

- PROPOSED CONCRETE PAVING / WALK
- EXIST. ASPHALT PAVING/GRAVEL TO BE REMOVED
- EXIST. GRADE
- PROPOSED FINISHED GRADE
- MATCH EXIST. GRADE
- EROSION CONTROL BARRIER

GENERAL NOTES

- Subject site is located within Flood Zones AE & X according to FIRM Community Panel Number 1203001004 dated May 17, 2005.
- Handicapped parking spaces, where applicable, shall be properly signed and striped in accordance with Florida Statute 316 and the Manual on Uniform Traffic Control Devices, latest editions.
- All paved on-site parking spaces shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices and Florida Department of Transportation Standards, latest editions. Parking spaces, directional arrows, and stop bars shall be striped in WHITE.
- All disturbed areas within rights-of-way shall be restored to original configuration and sodded.
- Signs as indicated hereon shall be in accordance with the Manual on Uniform Traffic Control Devices, latest editions.
- All elevations as indicated hereon are based on North American Vertical Datum (NAVD).
- Boundary and topographic information as indicated hereon taken from a Survey prepared by the City of Clearwater.
- The Horizontal Datum is Florida State Plane Coordinates, N.A.D. 83-90, Florida West Zone.
- The Vertical Datum is the new City Benchmark network, N.A.V.D. 1988.
- The Benchmark G-7 at Palmetto & N. Missouri elevation 19.90.

RECORD DRAWINGS

SURVEYED BY	DRAWN BY
REVIEWED BY	DATE
APPROVED BY	DATE

REVISIONS BASED ON DRC COMMENTS	LC	7/14/07
ADD FIRE LINE	DA	5/16/07
MISC. REVISIONS PER CITY	DA	4/12/07
REV. N. DRIVEWAY PER CITY	DA	3/27/07
REVISION	BY	DATE



CITY OF CLEARWATER, FLORIDA
PARKS & RECREATION DEPARTMENT
"Take a Break and Recreate"

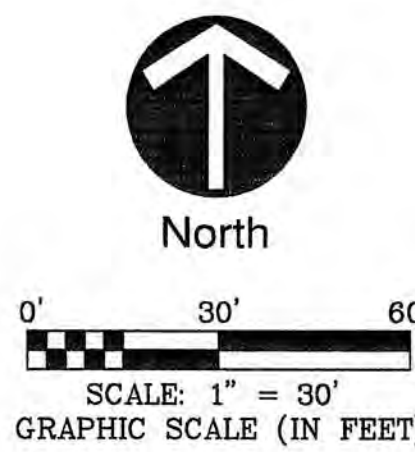


NATIONAL GUARD ARMORY
PARKS & REC. DEPT. - SPECIAL EVENTS DIVISION
SITE PLAN - PERMIT

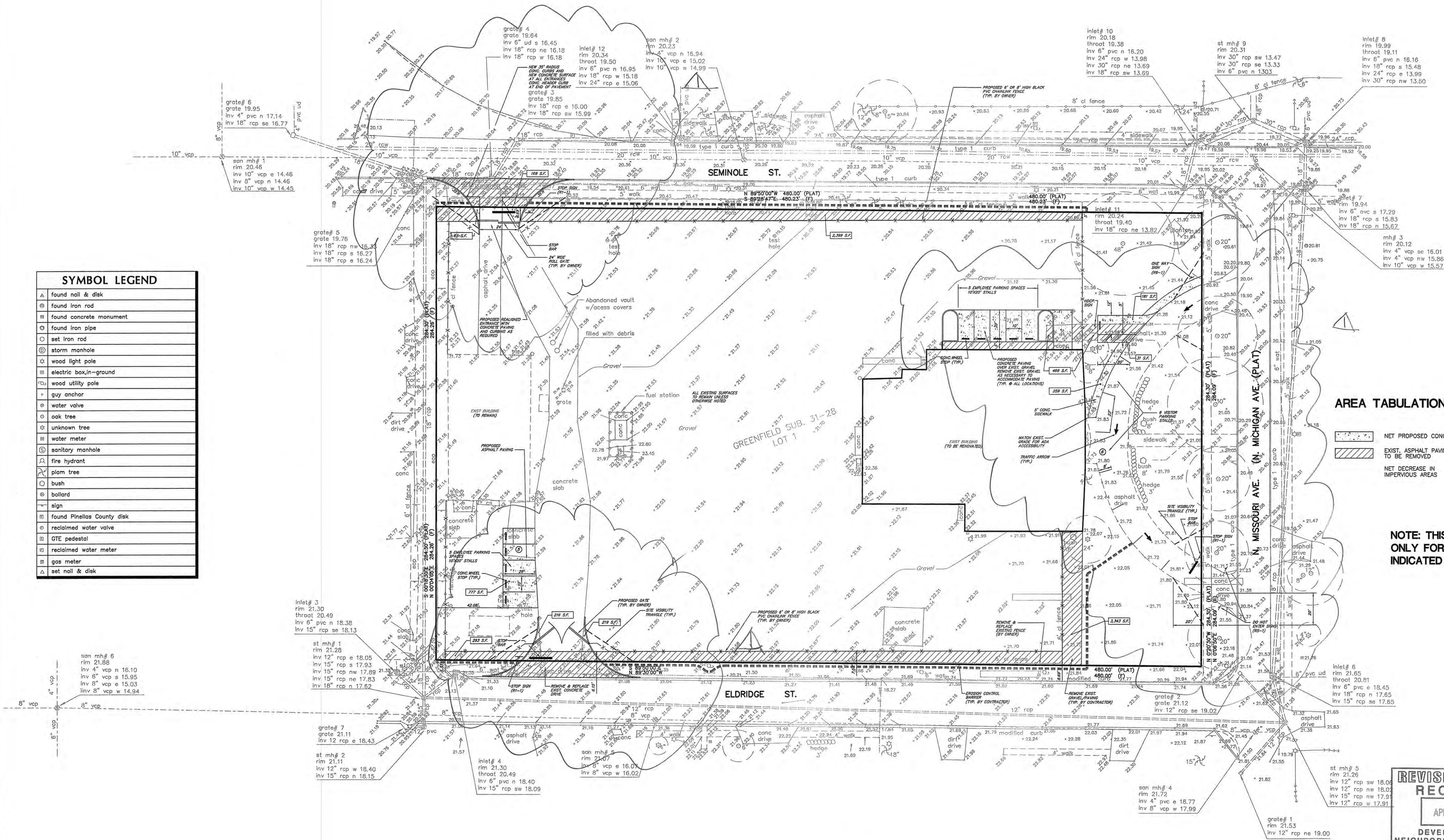
GOVERNALE ENGINEERING SERVICES, INC.
CONSULTING • PLANNING

1807 PEPPER TREE DRIVE
OLD SMAR, FLORIDA 34677
LEO L. GOVERNALE, P.E. NO. 16971

DRAWN BY	LC	DESIGNED BY	LC/LG	CHECKED BY	LG	CONTRACT NO.	N/A
SCALE	VERT. N/A	SURVEYED BY	N/A	BOOK NO.	N/A	JOB NO.	N/A
DATE DRAWN	07/21/06	DWG NAME	N/A	SHEET NO.	10F3		



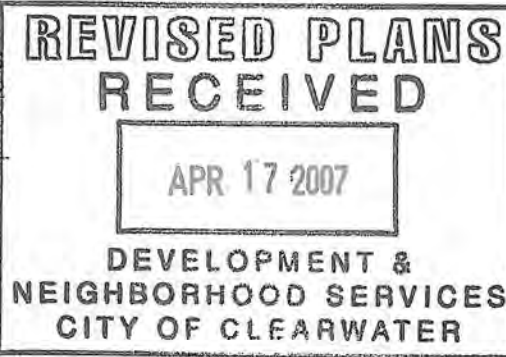
SYMBOL LEGEND	
	found nail & disk
	found iron rod
	found concrete monument
	found iron pipe
	set iron rod
	storm manhole
	wood light pole
	electric box, in-ground
	wood utility pole
	guy anchor
	water valve
	oak tree
	unknown tree
	water meter
	sanitary manhole
	fire hydrant
	plum tree
	bush
	ballard
	sign
	found Pinellas County disk
	reclaimed water valve
	GTE pedestal
	reclaimed water meter
	gas meter
	set nail & disk



AREA TABULATION SUMMARY:

	NET PROPOSED CONCRETE PAVING = (+) 1,916 S.F.
	EXIST. ASPHALT PAVING/GRAVEL TO BE REMOVED = (-) 6,448 S.F.
	NET DECREASE IN IMPERVIOUS AREAS = (-) 4,532 S.F.

NOTE: THIS DRAWING TO BE USED ONLY FOR TABULATION OF AREAS AS INDICATED HEREON.



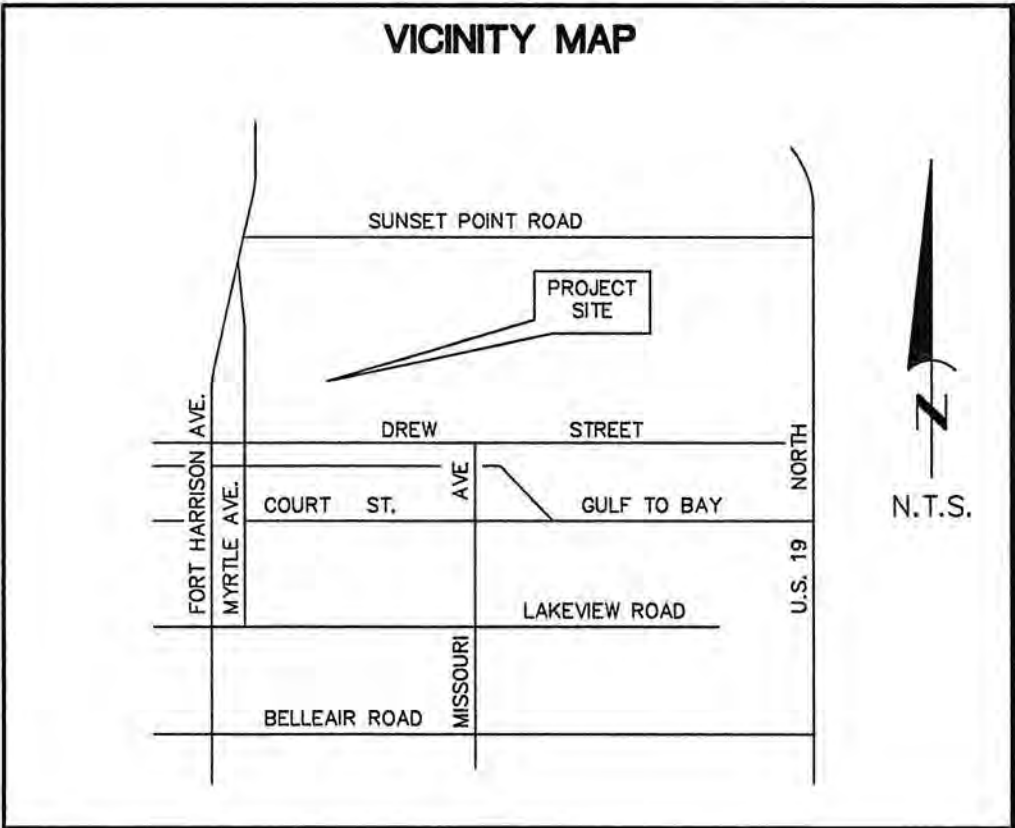
NOTES:
1. The Horizontal Datum is Florida State Plane Coordinates, N.A.D. 83-90, Florida West Zone.
2. The Vertical Datum is the new City Benchmark network, N.A.V.D. 1988.
3. The Benchmark G-7 at Palmetto & N. Missouri elevation 19.90.

GOVERNALE ENGINEERING SERVICES, INC.
CONSULTING • PLANNING
1807 PEPPER TREE DRIVE
OLDSMAR, FLORIDA 34677
LEO L. GOVERNALE, P.E. NO. 16971
PHONE: (813) 855-3510
FAX: (813) 855-1572
EB 0007622

RECORD DRAWINGS		CITY OF CLEARWATER, FLORIDA PARKS & RECREATION DEPARTMENT "Take a Break and Recreate"		NATIONAL GUARD ARMORY PARKS & REC. DEPT. - SPECIAL EVENTS DIVISION AREA TABULATION PLAN		DRAWN BY: LC DESIGNED BY: LC CHECKED BY: AK SCALE: N/A VERT. N/A HORIZ. 1"=30' DATE DRAWN: 07/21/06 DWG. NAME: N/A CONTRACT NO.: N/A JOB NO.: N/A SHEET NO.: 20F3	
SURVEYED BY	DRAWN BY	MISC. REVISIONS PER CITY	DA 4/12/07	INVESTIGATE BEFORE YOU EXCAVATE CALL LOCAL PUBLIC UTILITY NOTIFICATION CENTER TOLL FREE 1-800-432-4770 MUN. 48 HOURS BEFORE YOU EXCAVATE		APPROVED BY	DATE
REVIEWED BY	PROJECT LANDSCAPE ARCHITECT	REV. N. DRIVEWAY PER CITY	DA 3/27/07			SUPERVISING LANDSCAPE ARCHITECT	DATE
APPROVED BY	SUPERVISING LANDSCAPE ARCHITECT	REVISION	BY DATE				



SCALE: 1" = 30'
GRAPHIC SCALE (IN FEET)



LEGAL DESCRIPTION
LOT 1, GREEN FIELD SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 28,
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

- GENERAL NOTES
1. Subject site is located within Flood Zone AE & X according to FIRM Community Panel Number 1210300108H dated May 17, 2005.
 2. Handicapped parking spaces, where applicable, shall be properly signed and striped in accordance with Florida Statute 316 and the Manual on Uniform Traffic Control Devices, latest edition.
 3. All paved on-site parking spaces shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices and Florida Department of Transportation Standards, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE.
 4. All disturbed areas within rights-of-way shall be restored to original configuration and sodded.
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 7. Boundary and topographic information as indicated hereon taken from a Survey prepared by the City of Clearwater.
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 3. All construction staking for site improvements as shown hereon shall be performed by a State of Florida Professional Land Surveyor.
 4. All backfill over any pipe (storm sewer, sanitary sewer, water lines, etc.) that is to be placed under roadways or within the embankment of roadways, shall be compacted in accordance with Florida Department of Transportation Specifications, Section 125.8.3, latest edition. This particular section specifies compaction to 100% of the maximum density as determined by AASHTO T-99.
 5. Unless otherwise claimed by the owner, materials interfering with construction, including all abandoned utility lines, pipes, structures and other subterranean objects to be removed, shall be disposed off-site by the contractor.
 6. All areas of exposed or disturbed earth resulting from construction activities shall be solid sodded unless otherwise directed by the construction documents.
 7. Contractor shall provide all sheeting, shoring and bracing required to protect adjacent structures or to minimize trench width. Where a separate pay item is not provided, the cost of all sheeting, shoring and bracing shall be included in the contract price for the item of work for which sheeting, shoring and bracing is required.
 8. All existing and proposed utility and storm sewer structures whose tops will be exposed within unpaved areas subject to vehicular, bicycle or pedestrian traffic shall be adjusted so that the top surface of the covers and frames are no more than one inch above finished grade. Where sodding is applied, finished grade shall be to the top of the turf after the soil is firmly placed.
 9. During construction, contractor shall furnish, install and maintain all necessary traffic control and safety devices in accordance with the U.S. Department of Transportation "Manual on Uniform Traffic Control Devices" (MUTCD) and the current Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards". All proposed traffic control devices such as signs, markings and other devices as indicated on the plans shall be in accordance with MUTCD and FDOT "Roadway and Traffic Design Standards".
 10. After completion of construction and final acceptance by owner and agencies having jurisdiction, contractor shall remove and dispose of all erosion and siltation control devices, including but not limited to, silt barriers, hay bales, etc.
 11. Contractor shall coordinate all work with utility companies in order to prevent damage to existing utility lines and the making of adjustments to same, if required.
 12. Adjusting manhole tops to match grade and slope of the finished paving shall be included in the contract unit price for the manhole, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
 13. All storm drainage pipes shall be RCP-ASTM C76 for circular pipe and ASTM C507 for elliptical pipe, unless otherwise noted. Elliptical pipe shall be wrapped with MIRAFI 140N filter fabric or approved equivalent. Circular pipe under pavement, drives and sidewalks shall also be wrapped with MIRAFI 140N filter fabric or approved equivalent.
 14. Contractor shall be responsible for documenting and maintaining as-built information which shall be recorded as construction progresses or, at the completion of appropriate construction interval(s), and shall be responsible for providing all applicable data obtained to the Owner for the purpose of preparing final as-built (record) drawings. All as-built data shall be collected by a State of Florida Professional Land Surveyor whose services are engaged by the contractor.
 15. Contractor shall be responsible for all material testing and shall supply all test reports to the Owner.
 16. Contractor shall be responsible for controlling fugitive dust and keeping construction site in a safe, clean and orderly manner at all times.
 17. The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards.
 18. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
 19. Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 8" / 10" x 10" W.W.F. (sidewalks shall not be constructed within this apron area(s)). Expansion joint will be required along existing curb where applicable.
 20. All unused areas (e.g. parking surface(s)) are to be removed in its entirety, by the contractor. The removed areas are to be restored with new sidewalk and sod as required.

REVISION RECEIVED
APR 17 2007
DEVELOPMENT & NEIGHBORHOOD SERVICES
CITY OF CLEARWATER

GOVERNALE ENGINEERING SERVICES, INC.
CONSULTING • PLANNING
1807 PEPPERTREE DRIVE
OLDSMAR, FLORIDA 34677
LEO L. GOVERNALE, P.E. NO. 16921
PHONE: (813)855-3510
FAX: (813)855-1572
EB 0007622

SYMBOL LEGEND

▲	found nail & disk
●	found iron rod
■	found concrete monument
□	found iron pipe
○	set iron rod
⊙	storm manhole
☆	wood light pole
⊕	electric box-in-ground
⊗	wood utility pole
+	guy anchor
⊖	water valve
⊙	oak tree
⊗	unknown tree
⊖	water meter
⊙	sanitary manhole
⊕	fire hydrant
⊗	plum tree
⊙	bush
⊗	bolard
—	sign
■	found Pinellas County disk
■	reclaimed water valve
■	GTE pedestal
■	reclaimed water meter
■	gas meter
▲	set nail & disk

PLAN LEGEND

▨	PROPOSED CONCRETE PAVING / WALK
▨	EXIST. ASPHALT PAVING/GRAVEL TO BE REMOVED
—	EXIST. GRADE
21.64	PROPOSED FINISHED GRADE
M.E.	MATCH EXIST. GRADE
—	EROSION CONTROL BARRIER

RECORD DRAWINGS

SURVEYED BY	DRAWN BY	DATE	REVISION	BY	DATE
PROJECT LANDSCAPE ARCHITECT		4/12/07			
APPROVED BY	SUPERVISING LANDSCAPE ARCHITECT	DATE			



CITY OF CLEARWATER, FLORIDA
PARKS & RECREATION DEPARTMENT
"Take a Break and Recreate"

INVESTIGATE BEFORE YOU EXCAVATE
CALL LOCAL PUBLIC UTILITY NOTIFICATION CENTER
TOLL FREE
1-800-432-4770
MIN. 48 HOURS BEFORE YOU EXCAVATE

NATIONAL GUARD ARMORY
PARKS & REC. DEPT. - SPECIAL EVENTS DIVISION
SITE PLAN - PERMIT

DRAWN BY	LC	DESIGNED BY	LC	CHECKED BY	AK	CONTRACT NO.	N/A
SCALE	N/A	SURVEYED BY	N/A	BOOK NO.	N/A	JOB NO.	N/A
VERT.		DATE DRAWN	07/21/06	DWG NAME	N/A	SHEET NO.	10F3
HORIZ.	1"=30'						
APPROVED FOR CONSTRUCTION		SUPERVISING LANDSCAPE ARCHITECT		DATE			

2007047

Lauren C. Rubenstein

From: Dresch, Raymond <Raymond.Dresch@MyClearwater.com>
Sent: Monday, December 2, 2024 10:44 AM
To: Lauren C. Rubenstein
Cc: Kozak, Ted
Subject: RE: Armory project - Comp Infill App (706 N Missouri Ave) [IMAN-FIRMLIVE.FID2109736]

[External email; exercise caution]

Lauren,

Hope you had a happy and safe Thanksgiving.

Based on the data provided I do not foresee the need for a traffic impact study (less than 51 peak trips generated) or parking demand study (parking located off-street / on-site).

Under [Section 4-904](#) of the Clearwater Community Development Code, subparagraph C.3. **Development projects that generate less than 51 new peak hour trips** are required to pay a multi-modal impact fee in accordance with Section 4-905. They **are not required to submit a transportation management plan or study**.

Note: Multi-Modal Impact Fees are determined by [Pinellas County Chapter 150. Article II](#).

Off-Street Parking: ADA – looking at the provided plan, please ensure ADA parking is compliant with the [City Standards](#) (Index 118 & 119). Also keep in mind -- Florida Statute 553.5041(5)(a) All spaces must be located on an accessible route that is at least 44 inches wide **so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle**.

Raymond Dresch, E.I.
Engineering Specialist III
City of Clearwater | *Public Works / Transportation*
Office: 727.444.8775
Cell: 727.383.1901



From: Lauren C. Rubenstein <Lauren.Rubenstein@hwlaw.com>
Sent: Tuesday, November 26, 2024 3:49 PM
To: Dresch, Raymond <Raymond.Dresch@MyClearwater.com>
Cc: Kozak, Ted <Ted.Kozak@myclearwater.com>
Subject: FW: Armory project - Comp Infill App (706 N Missouri Ave) [IMAN-FIRMLIVE.FID2109736]

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ray,

Wanted to follow up with the information you requested regarding the parking and trip generation.

My client is preparing to submit an FLD application for the above-mentioned site in the hopes of being able to secure approvals that may ultimately enable him to utilize the old Armory site as a shipping/warehouse facility. A preliminary site plan is also attached for your reference. The only change to the existing site is the addition of a loading dock. Everything else will remain the same.

Attached (and below) are the ITE calculations from our traffic engineer, Michael Yates. Based on these calculations, we will not be asking for any flexibility from the parking standards (existing parking (29) exceeds the required parking (21)), and the proposal will only generate 26 AM peak hour and 29 PM peak hour trip ends based on the ITE Trip Generation 11th Edition.

Please advise if you need any additional information or whether based on the information provided the city can confirm that no traffic impact nor parking demand study is required for the FLD application.

Thank you! Hope you have a nice Thanksgiving!

Lauren C. Rubenstein

Shareholder

o: 813.221.3900 | d: 813.506.5207 | Lauren.Rubenstein@hwhlaw.com | hwhlaw.com
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



From: Michael Yates <myates@palmtraffic.com>

Sent: Tuesday, November 26, 2024 3:24 PM

To: Lauren C. Rubenstein <Lauren.Rubenstein@hwhlaw.com>

Subject: RE: Armory project - Comp Infill App (706 N Missouri Ave) [IMAN-FIRMLIVE.FID2109736]

[External email; exercise caution]

Lauren,

Nice speaking with you today. Attached is the requested information. Please let me know if you need anything additional.

- What is the ITE trip generation? The 18,525 SF of warehouse use (ITE LUC 150) is estimated to generate 26 AM peak hour and 29 PM peak hour trip ends based on the ITE Trip Generation 11th Edition.
- How much parking is determined per ITE? The 85th Percentile parking demand for the 18,525 SF of warehouse use is 21 spaces per ITE Parking Generation 6th Edition.



Michael Yates

Principal

(813) 359-8341 Direct

(813) 296-2595 Main

(813) 205-8057 Cell

4006 S. MacDill Avenue

Tampa, Florida 33611

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Please consider the environment before printing this e-mail.

ARBORIST'S REPORT

Location: Yo Mama Food Co. Annex
706 N. Missouri Ave.
Clearwater, Fl

Prepared for: Mr. David Habib
Yo Mama Food Co
1125 Eldridge St.
Clearwater, FL



Urban Forestry Solutions, llc

727.224.2818 **UFSLLC@VERIZON.NET**

By: Rick Albee

ISA Certified Arborist, SO-0989A
ISA Tree Risk Assessment Qualified (TRAQ)



TREE INVENTORY

The following Arborist's Report is a Level 2, Basic Assessment, submitted by Urban Forestry Solutions, LLC, and includes findings that I believe are accurate based on my over 35 years of education, experience and knowledge in the field of Arboriculture. I have no interest personally or financially in this property and my report is factual and unbiased.

The following Tree Inventory Report will identify each tree by its size, species and overall condition rating with accompanying notes justifying the Condition Rating. This is NOT a tree risk assessment.

The Tree Survey indicates the location of the tree on the site by the tree identification number. This tree identification number corresponds to the number on the Tree Inventory Report.

METHODOLOGY

Tree evaluations can be performed at different levels of intensity:

Level 1: Limited Visual Assessment – A visual assessment performed, typically on foot, to identify obvious defects.

Level 2: Basic Assessment – A detailed visual inspection of a tree and the surrounding site. This assessment may include the use of simple tools. A Level 2 Assessment requires the tree assessor to walk completely around the tree trunk, to exam any surface roots above ground, the trunk, and the branches.

Level 3: Advanced Assessment – An assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

TREE INVENTORY DATA

A tree inventory is a written record of a tree's condition at the time of inspection. Problems not apparent upon visual observations from the ground cannot be noted and were not noted. A tree inventory is also a valuable tool to prioritize tree maintenance and/or removal of trees with problems that could lead to failure and cause personal injury or property damage. The following is an explanation of the data used in the inventory:

Tree# - location - Each tree is assigned a number for reference in the inventory that corresponds with a number on the Tree Survey that identifies the location of the tree in the field.

Size – Diameter at breast height (DBH) is the size of the tree's trunk measured at 4.5' above grade. If there is a fork in the trunk at that point, the diameter is measured at the narrowest area below the fork. Palm species are measured in feet of clear trunk (C.T.). Palm trees <10' are not protected and are noted as Exempt.

Species – Each tree is listed by its common and botanical name the first time it is listed in the inventory. For simplicity, the tree is listed by its common name thereafter.

Condition Rating – The Condition Rating is an assessment of the tree's overall structural strength and systemic health.

Elements of structure include: 1) the presence of cavities, decayed wood and/or split, cracked, or rubbing branches etc., 2) branch arrangements and attachments (i.e., well-spaced branches vs. several branches emanating from the same area on the trunk; co-dominant trunks vs. single leader trunks; presence of branch collars vs. included bark).

Elements of systemic health relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate around the tree as needed. If a tree is said to be Chlorotic (yellowing) it is lacking nutrients or fertilizer. Indicators of a healthy systemic system used in the overall condition rating include: 1) live crown ratio (the amount of live crown a tree has relative to its mass), 2) crown density (density of the foliage). Poor density typically indicates a declining tree and/or the tree's crown does not have adequate space to develop, generally due to competition from adjacent trees, 3) tip growth (shoot elongation is a sign that the tree is making and storing energy.) The overall condition rating also takes into consideration the species, appearance and any unique features. The rating scale is 0-6 with 0 being a dead tree and 6 a specimen. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

0- A dead tree

1- A tree that is dying, severely declining, hazardous, harboring a communicable disease. A tree with a rating of #1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage.

2 – A tree exhibiting serious structural defects such as: co-dominant stems with included bark at or near the base; large cavities; large areas of decayed wood; extreme crown dieback; cracked/split scaffold branches; etc. Also included is a tree with health issues (low energy, low live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems). **A tree with a rating of #2 or 2.5 should be removed unless the problem(s) can be treated.** A tree with a #2 Condition Rating will typically require a considerable amount of maintenance to qualify for an upgrade of the Condition Rating.

3- A tree with average structure and systemic health, minor crown dieback and problems that can be corrected with moderate maintenance. A tree with a co-dominant stem not in the basal area that can be subordinated, cabled and braced or a co-dominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and live crown ratio and should be preserved if possible.

4- A tree with a rating of #4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of #4 is valuable to the property and should be preserved.

5 – A tree with very high live crown ratio and exceptional structure and systemic health and virtually free of insect or disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possess characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

6 – A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities regarding systemic health, structural strength, crown density, live crown ratio, form (balanced crown), overall aesthetic appeal, size, species, age and uniqueness. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have an

undisturbed growth area equal to its drip line (equal to the branch spread). Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to perform maintenance work on a specimen tree.

ARBORICULTURAL GLOSSARY

The following are arboricultural terms used in tree inventories. A basic understanding of these terms will help the reader understand a tree problem.

Co-dominant trunks or branches: A condition when two or more trunks or branches emanate from the same position and are essentially the same size.

Included bark: This condition occurs when the bark in the crotch of a co-dominant stem grows inward and becomes embedded in the crotch and prevents the formation of a branch bark ridge. This condition is a structural defect and may lead to failure.

Crown density: A description of the density of the foliage (from completely opaque to very sparse). A good dense canopy is considered desirable as it is an indicator of good systemic health.

Dieback: Dieback is a descriptive term used to describe branches and twigs that are dying or dead at the tips. This typically indicates decline from root loss, damage and/or disease.

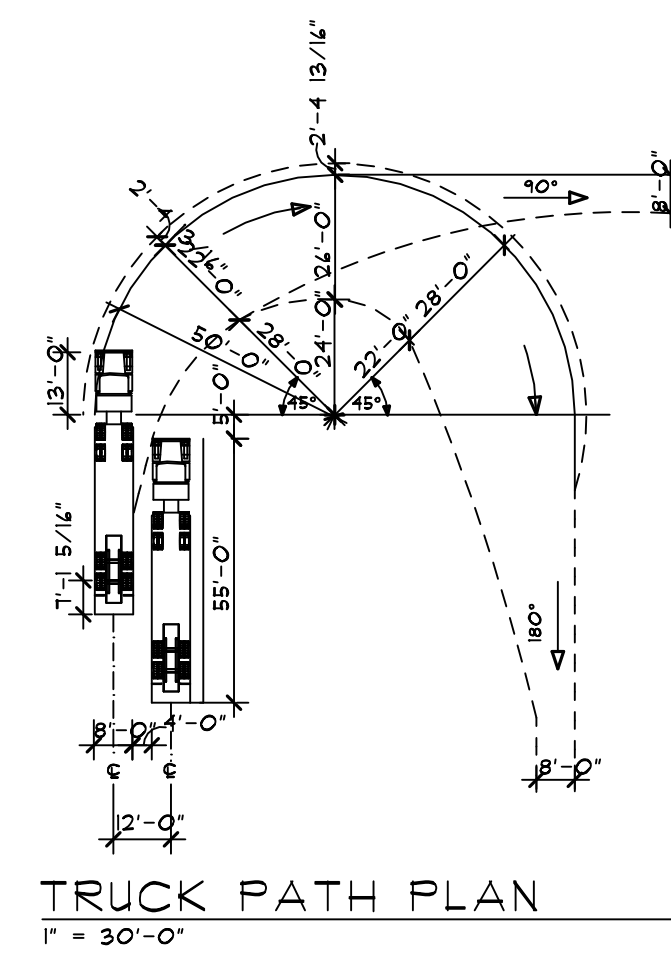
TREE INVENTORY REPORT

Please note: Trees are living organisms, and with all living organisms, certain degrees of stress may be experienced when they are disturbed in any way. It must be pointed out that it is not humanly possible to entirely ascertain the full extent of stress that the tree may experience. Nor is it possible to assure with 100% probability that the trees will survive. However, with professional arboricultural consulting, it is hoped that the stress factors can be held to a minimum and that the trees will continue to thrive during and following construction.

TREE #	SIZE	SPECIES	RATING
1	25"	Sand Live Oak (<i>Quercus geminata</i>)	3.0
		• Poor live crown density. • Mechanical wounds to the top of the exposed root flares. • Uplifting the adjacent sidewalks. • Minor tip dieback.	
2	24"	Sand Live Oak	3.0
		• Poor live crown density. • Mechanical wounds to the top of the exposed root flares. • Minor tip dieback.	
3	22"	Sand Live Oak	3.0
		• Poor live crown density. • Mechanical wounds to the top of the exposed root flares. • Minor tip dieback.	
4	31"	Sand Live Oak	3.0
		• Poor live crown density. • Minor tip dieback.	

5	25"	Sand Live Oak	3.0
		• Poor live crown density. • Mechanical wounds to the top of the exposed root flares. • Uplifting the adjacent sidewalks. • Minor tip dieback.	
6	26"	Sand Live Oak	3.0
		• Poor live crown density. • Uplifting the adjacent sidewalks. • Moderate tip dieback.	
7	9"	Japanese Blueberry (<i>Elaeocarpus dentatus</i>)	5.0
8	11'	Senegal Date Palm (<i>Phoenix reclinata</i>)	5.0
		Senegal date palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II.	
9	9'	Senegal Date Palm	4.0
		• Leaning to the southwest.	
10	4",5",10"	Japanese Blueberry	4.0
		• Multi-stem with included bark.	
11	5"	Japanese Blueberry	4.0
12	12"	Japanese Blueberry	4.0
		• Minor tip dieback.	
13	4",9",9"	Japanese Blueberry	5.0
14	4"	Chinese Elm (<i>Ulmus parvifolia</i>)	2.0
		• Extensive tip and branch dieback.	

This Completes the Report.



Tree Inventory Corresponding Numbered Tree Survey
Prepared By: Urban Forestry Solutions, LLC
Rick Albee ISA Certified Arborist #SO-0989A
11/29/2024

	EXISTING	PROPOSED	required MIN or MAX
Zoning district:	INDUSTRIAL (1)	INDUSTRIAL (1)	
Use:	CITY P & R	OFFICES/WAREHOUSE	T.B.D
Lot area (s.f. and acres)	36,363 s.f. = 3.13Ac	36,363 s.f. = 3.13Ac	T.B.D
Lot width:	284.09 ft.	284.09 ft.	
Building Area:	8,525 s.f.	8,525 s.f.	
New Truck Dock		2,631 s.f.	
Floor Area Ratio (FAR):	0.136	0.136	T.B.D
Setbacks:			
Front	73'-2"	73'-2"	T.B.D
Side	86'-9"	64'-0"	T.B.D
Rear	71'-6"	71'-6"	T.B.D
Building Height:	30'	42'	T.B.D
Area of Walks & Pavement:	86,353 s.f.	82,726 s.f.	
Landscape Areas:			
	21,072 s.f. = 15.4%	21,072 s.f. = 15.4%	T.B.D
Impervious Surface Ratio (IRS)	76.9%	76.9%	T.B.D
Number of Cars Parked:	29	29	52 (Offices @4/1000#) 3 (Warehouse @15/1000#)
			60 Spaces

Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

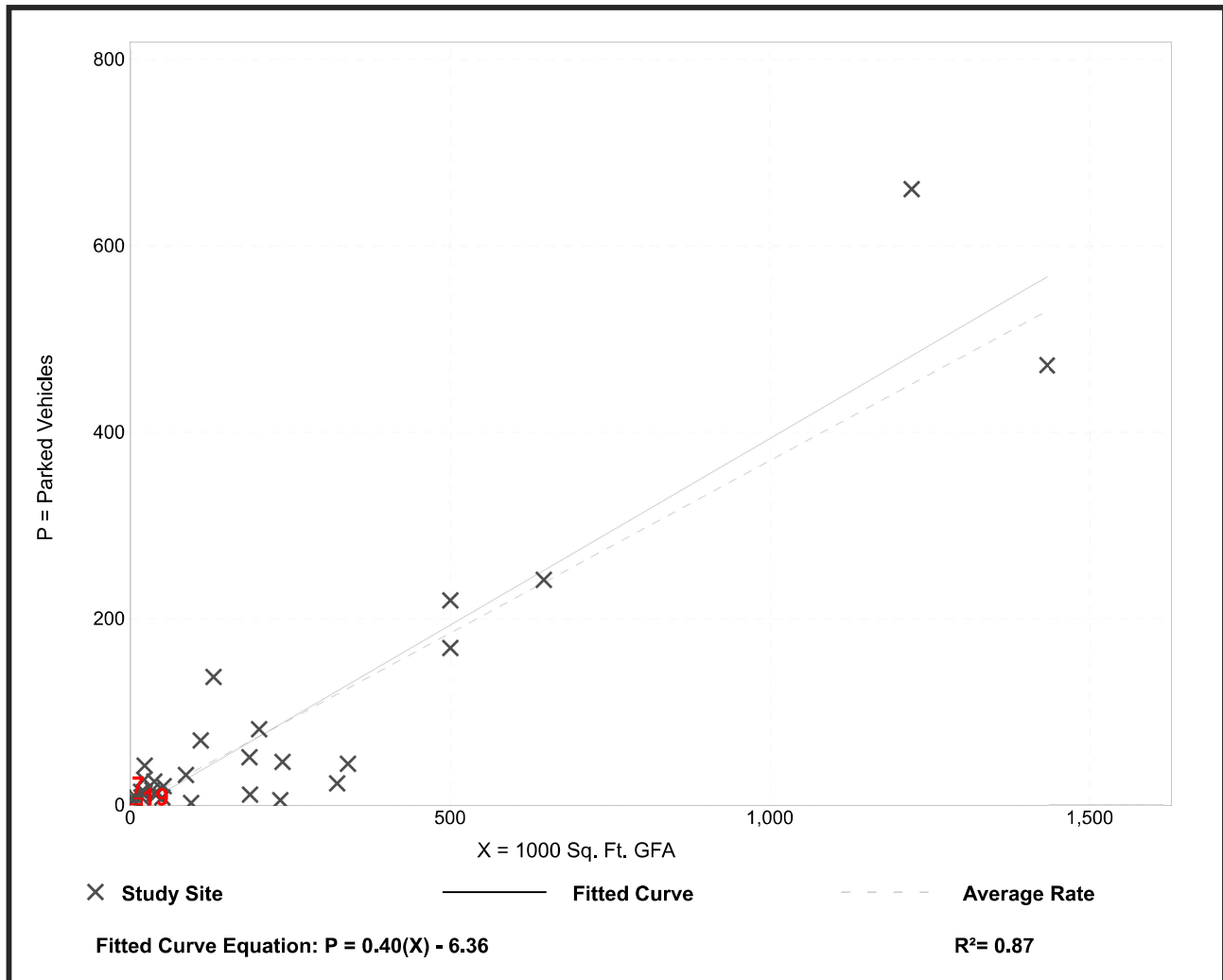
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the 21 study sites with parking supply information is 0.5 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 21 sites is 70 percent.

For the 10 study sites with information on both facility square footage and site acreage, there is an average of 9,400 square feet GFA per acre.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Minnesota, New Jersey, Ontario (CAN), Oregon, Texas, and Washington.

Source Numbers

122, 275, 433, 528, 556, 558, 561, 562, 631

Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

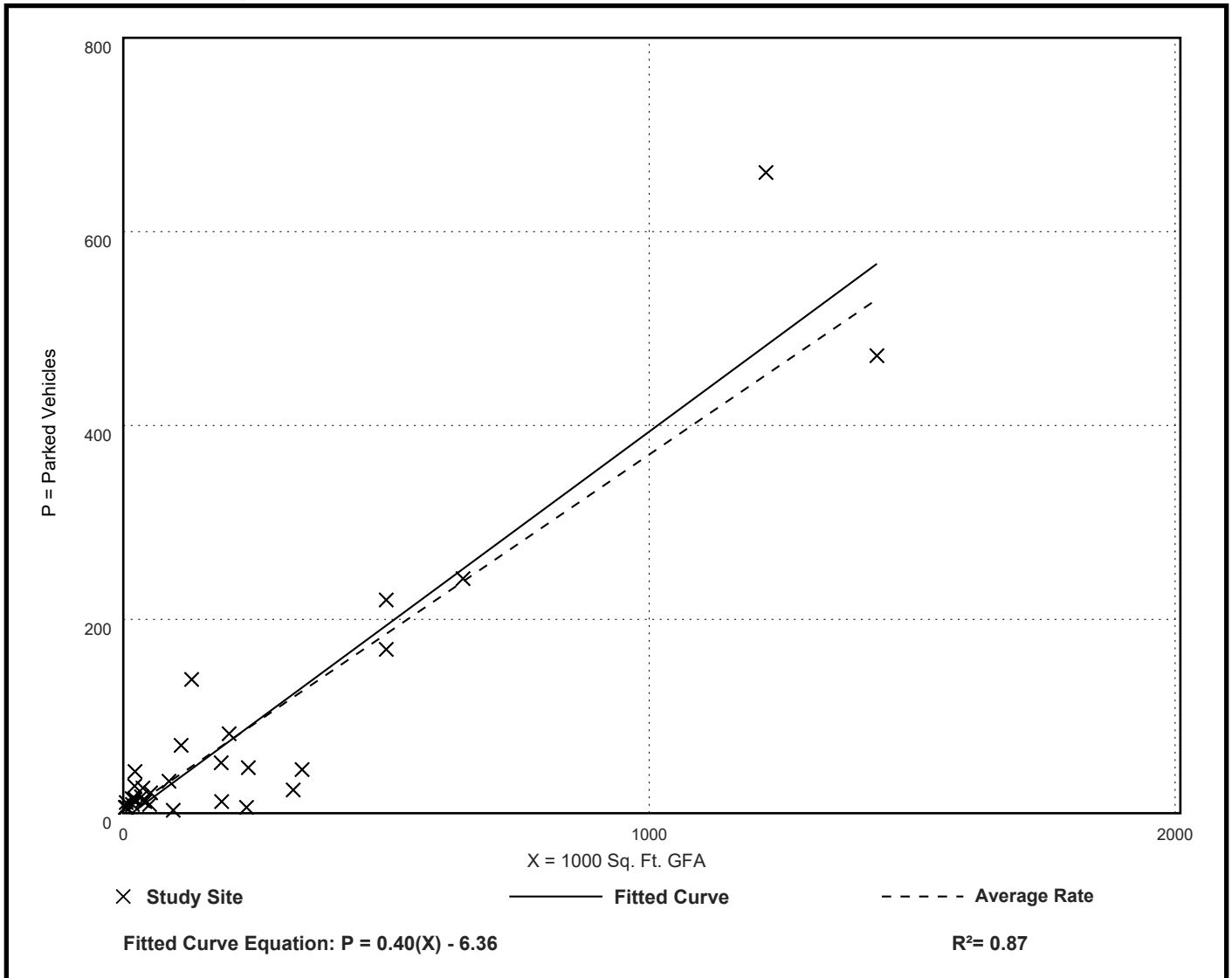
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

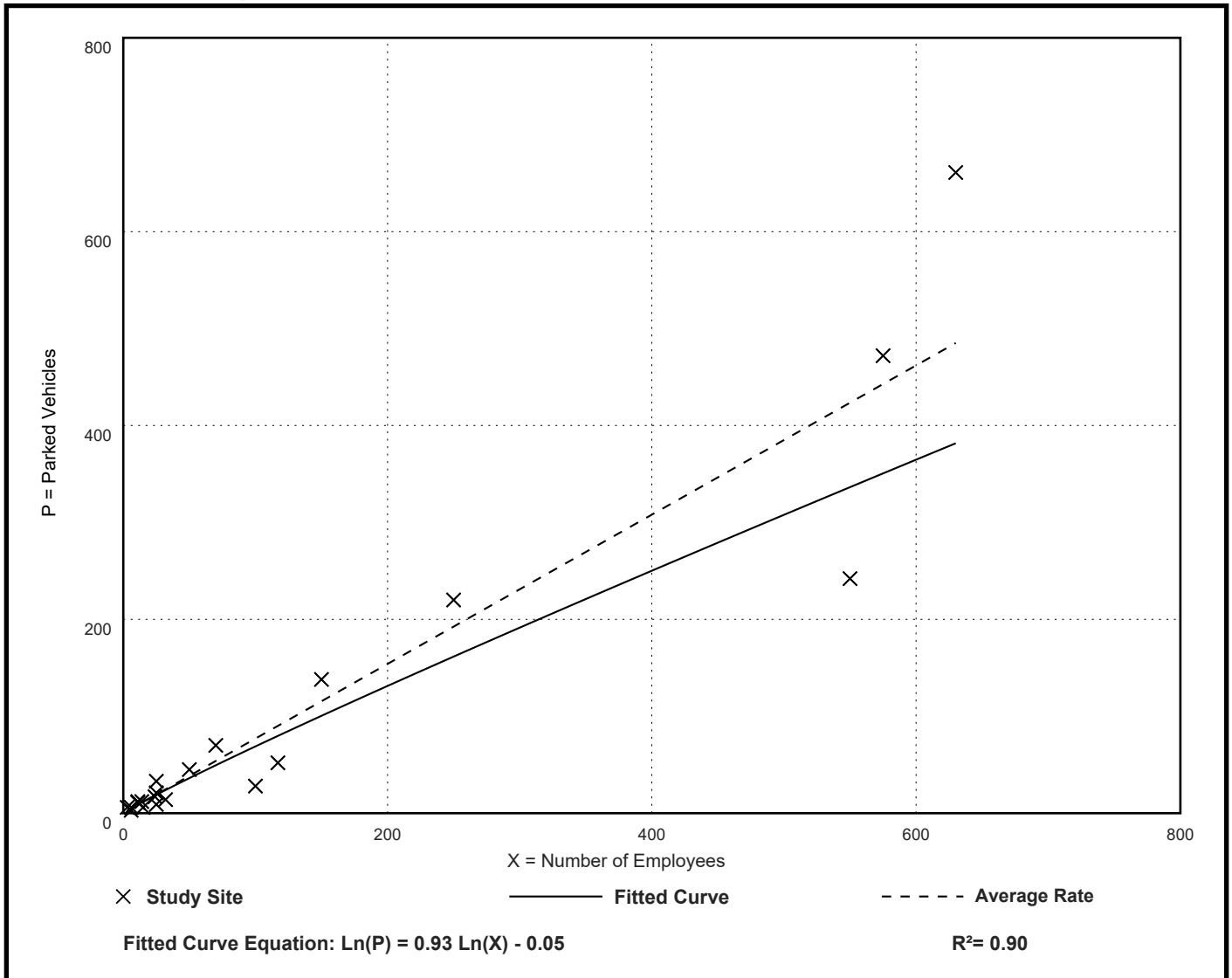
Number of Studies: 21

Avg. Num. of Employees: 128

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.77	0.28 - 2.00	0.55 / 1.08	0.65 - 0.89	0.27 (35%)

Data Plot and Equation



PERIOD SETTING

Analysis Name :	AM Peak Hour	No :	
Project Name :	706 N Missouri Ave	City:	
Date:	11/26/2024	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
150 - Warehousing (General Urban/Suburban)	1000 Sq. Ft. GFA	18.53	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.12 (X)+23.62	20 77%	6 23%	26

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
150 - Warehousing	0 %	20	0 %	6

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
150 - Warehousing	26	0	0	26

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 150 - Warehousing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	20
Total Exiting	6
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	20
Total Exiting Non-Pass-by Trips	6

PERIOD SETTING

Analysis Name :	PM Peak Hour	No :	
Project Name :	706 N Missouri Ave	City:	
Date:	11/26/2024	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
150 - Warehousing (General Urban/Suburban)	1000 Sq. Ft. GFA	18.53	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.12 (X)+26.48	8 28%	21 72%	29

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
150 - Warehousing	0 %	8	0 %	21

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
150 - Warehousing	29	0	0	29

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

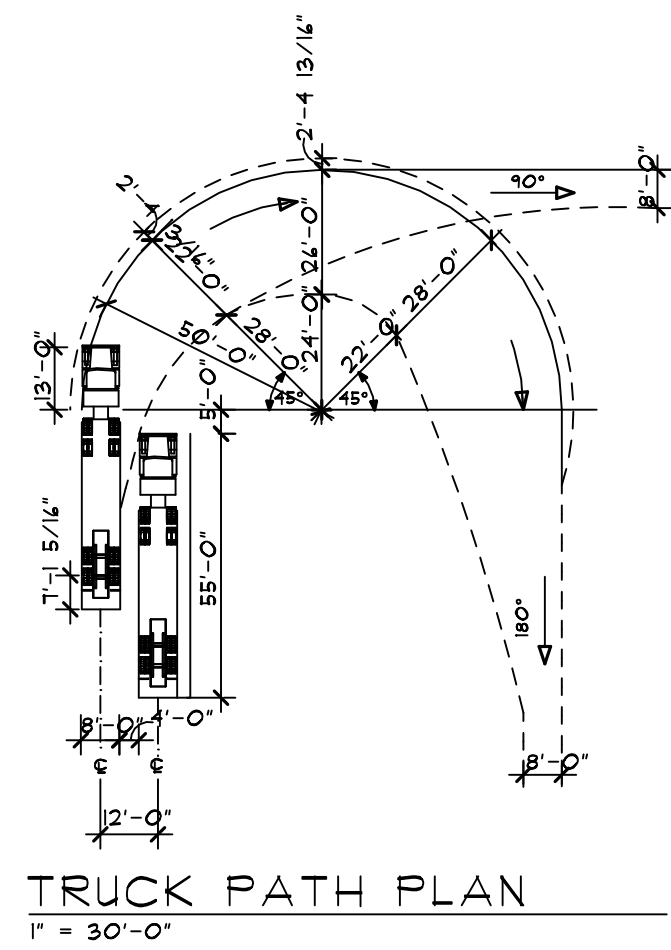
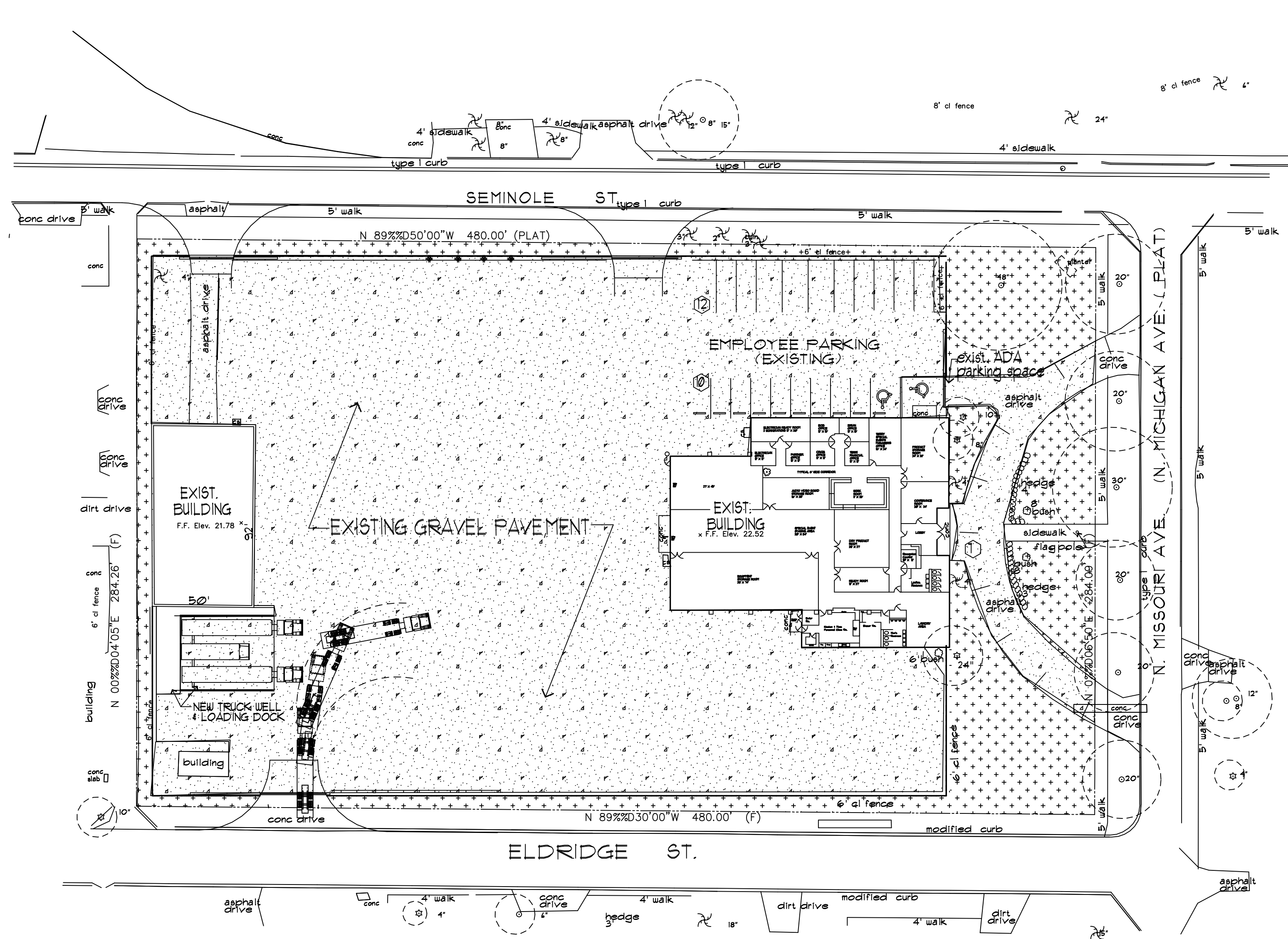
Landuse No deviations from ITE.

Methods No deviations from ITE.

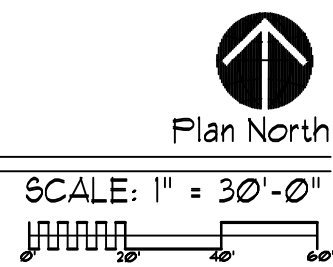
External Trips 150 - Warehousing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	8
Total Exiting	21
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	8
Total Exiting Non-Pass-by Trips	21



SITE PLAN



Land Use Data

	EXISTING	PROPOSED	required MIN. or MAX.
Zoning district:	INSTITUTIONAL (1)	INSTITUTIONAL (1)	
Use:	CITY P & R	OFFICES/WAREHOUSE	T.B.D.
Lot area (s.f. and acres)	36,363 s.f. = 3.13Ac	36,363 s.f. = 3.13Ac	T.B.D.
Lot width:	284.09 ft.	284.09 ft.	
Building Area:	8,525 s.f.	8,525 s.f.	
New Truck Dock		2,637 s.f.	
Floor Area Ratio (FAR):	0.136	0.136	T.B.D.
Setbacks:			
Front	73'-2"	73'-2"	T.B.D.
Side	26'-9"	64'-0"	T.B.D.
Rear	7'-6"	7'-6"	T.B.D.
Building Height:	30'	30'	T.B.D.
Area of Walks & Pavement:	86,353 s.f.	82,726 s.f.	
Landscape Areas:			
	21,072 s.f. = 15.4%	21,072 s.f. = 15.4%	T.B.D.
Impervious Surface Ratio (IRI):	76.9%	76.9%	T.B.D.
Number of Cars Parked:	29	29	21

STEPHEN R. FOLLER ARS0000441

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BY	REVISION	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.
SEF	Corrected Zoning Category	26 Feb '16	1						
DRAWN	SRF								
DATE	Prelim -4								
	2 Dec '24								

Site Plan & Data	PROJECT NO.	24-230
Yo Mama's	SHEET NO.	SD-1.1
Remodeling & Expansions.		
111 Missouri Ave.		
Clearwater, Florida 33757		

EXHIBIT "B"

Dr. Cynthia Johnson

Director, Pinellas County Economic Development
13805 58th Street North, Suite 1-200
Clearwater, FL 33760

June 13, 2025

The Honorable Ron DeSantis

Office of the Governor
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399-0001

RE: Strong Support for the Expansion of Yo Mama's Foods

Dear Governor DeSantis,

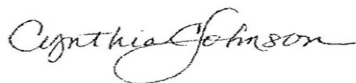
On behalf of Pinellas County Economic Development, I am pleased to express our strong support for the expansion of Yo Mama's Foods, a dynamic, high-growth manufacturer that embodies Florida's entrepreneurial spirit. The proposed transfer of the Clearwater National Guard Armory to the City of Clearwater for redevelopment by Yo Mama's Foods presents a transformative opportunity to strengthen our local economy and expand employment opportunities for our residents.

Founded in Florida, Yo Mama's Foods has evolved from a promising startup into a globally recognized clean-label food brand, bringing national visibility to Florida-made products and fueling job creation across our state. Their success story is a testament to the power of innovation and community investment—factors that have positioned Pinellas County as a hub for natural food manufacturing and economic vitality.

With this transfer, Yo Mama's Foods will significantly expand its headquarters, increase production capacity, and spearhead redevelopment efforts in the North Greenwood area, an historically underdeveloped corridor. This initiative aligns directly with our mission to foster business growth, talent development, and community revitalization—ensuring sustained economic prosperity for Pinellas County and beyond.

As an outstanding corporate citizen, Yo Mama's Foods exemplifies the resilience and ingenuity that make Florida's business community thrive. We wholeheartedly support this initiative and appreciate your continued efforts to champion companies that call Florida home. Through collective action, we can drive economic progress and create lasting opportunities for generations to come.

Respectfully,



Dr. Cynthia Johnson

Director
Pinellas County Economic Development



June 13, 2025

The Honorable Governor Desantis

Office of Governor
The Capitol
400 S. Monroe St.
Tallahassee, FL 32399-0001

RE: Support for the Transfer of the Clearwater National Guard Armory to the City of Clearwater for Economic Development by Yo Mama's Foods

Dear Governor Desantis,

On behalf of Hancock Whitney Bank, I write in strong support of the proposed transfer of the Clearwater National Guard Armory to the City of Clearwater for redevelopment by Yo Mama's Foods.

As the financial partner to many of our region's most dynamic businesses, we've seen firsthand how Yo Mama's Foods has evolved from a local startup into a national and international brand. They now ship tens of millions of jars annually, all made with love right here in Florida, helping families eat healthier and putting Clearwater on the map for global food manufacturing excellence.

This strategic transfer would unlock job creation, expanded exports, and long-term economic vitality in the North Greenwood community. It represents the type of forward-thinking partnership between state and local government and the private sector that drives sustained growth across Florida.

We respectfully urge your administration to support this transfer—an investment in Florida jobs, Florida innovation, and Florida's future.

Sincerely,

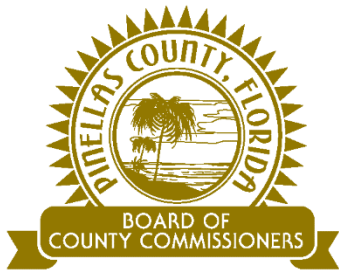
Kai Sonnenschein

Kai Sonnenschein

Vice President, Business Banker
Hancock Whitney Bank

Kai Sonnenschein | Vice President | Business Banker 4

Cell 727-687-4231 | Office 727-502-1980 | Kai.Sonnenschein@HancockWhitney.com | MLO # 1200416
503 S Pinellas Ave | Tarpon Springs | Florida | 34689



PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

315 COURT STREET • CLEARWATER, FLORIDA 33756
PHONE (727) 464-3278 • FAX (727) 464-3022

PINELLAS.GOV

CHRIS LATVALA
COMMISSIONER

Office of Governor Ron DeSantis
The Capitol: 400 S. Monroe Street
Tallahassee, FL 32399-0001

June 13, 2025

RE: Support for Economic Development through Transfer of Clearwater Armory to Yo Mama's Foods

Dear Governor DeSantis,

As the County Commissioner representing District 5, which includes the City of Clearwater, I am writing to express my strong support for the proposed transfer of the Clearwater National Guard Armory to the City of Clearwater for redevelopment by Yo Mama's Foods.

Yo Mama's Foods is a homegrown Florida success story located in the heart of Clearwater's North Greenwood Community Redevelopment Area (CRA). The company exemplifies both the innovation and drive that your administration has championed across the state. By producing tens of millions of clean-label, healthy food products each year and distributing them both nationally and internationally, Yo Mama's Foods has helped put Clearwater on the global map for quality food manufacturing.

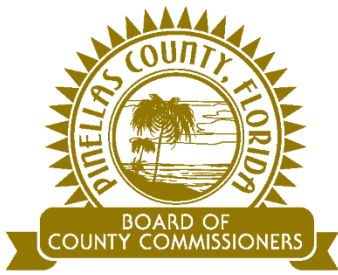
The opportunity to repurpose the Armory site is a significant one for Clearwater. The proposed project would not only expand a thriving local business but also bring meaningful investment, job creation, and revitalization to an historically underserved area of our community. It supports our collective goals of economic empowerment and sustainable redevelopment.

I respectfully urge your support for this strategic transfer. It is an opportunity to continue fostering entrepreneurship, and to uplift one of Clearwater's core communities. Thank you for your leadership and for your continued support of Florida's local communities.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Latvala".

Chris Latvala
Commissioner District 5



PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

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BRIAN SCOTT
CHAIR

June 13, 2025

Office of Governor Ron DeSantis

The Capitol
400 S. Monroe Street
Tallahassee, FL 32399-0001

RE: Urgent Support for Economic Development through Armory Transfer to Yo Mama's Foods

Dear Governor DeSantis,

I am writing to express my strong and enthusiastic support for the proposed transfer of the Clearwater National Guard Armory to the City of Clearwater for redevelopment by Yo Mama's Foods.

Yo Mama's Foods is a Florida-based company that exemplifies the entrepreneurial excellence and spirit of innovation that define our state. Their rapid growth, commitment to healthy, clean-label products, and expansion into national and international markets make them a standout success story—one that deserves continued support from state and local partners.

The company's proposal to repurpose the Armory will bring much-needed economic investment to the North Greenwood community, creating new jobs, revitalizing a long-underutilized asset, and reinforcing Florida's position as a leader in food manufacturing and innovation. This initiative aligns with your administration's priorities around job creation, business development, and strengthening local economies.

We respectfully urge your support in advancing this strategic transfer, which represents a unique opportunity to promote both economic vitality and community redevelopment in Clearwater and beyond. Pinellas County stands ready to partner with the State and the City of Clearwater to ensure its success.

Thank you for your continued leadership and commitment to Florida's future.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Scott".

Brian Scott
Chairman
Pinellas County Board of County Commissioners

EXHIBIT "C"

State of Florida

Minority Business Certification

Magnificat Holdings

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

09/17/2024 to 09/17/2026



Pedro Allende
Florida Department of Management Services

EXHIBIT "D"



February 26, 2026

Re: Contemplated real estate purchase and improvements

To whom it may concern,

As a valued client of Hancock Whitney Bank, I am pleased to provide this assurance that the borrowing entity listed below is *prequalified* for the following real estate purchase. This letter does not act as a commitment from Hancock Whitney to finance the opportunity, but merely states that our client has been favorably vetted for the proposed purchase:

<u>Borrowing Entity:</u>	Magnificat Holdings dba Yo Mama's Foods, or an Entity to be formed
<u>Purpose:</u>	1 st mortgage financing for the owner-occupied property located at 706 North Missouri Ave, Clearwater, Florida
<u>Purchase Amount:</u>	\$2,000,000.00
<u>Improvement Funding:</u>	\$1,000,000.00

I appreciate the opportunity to offer this prequalification and look forward to underwriting this opportunity for a commitment to finance this contemplated purchase.

Sincerely,

Kai Sonnenschein

Kai Sonnenschein
Vice President – Hancock Whitney Bank

EXHIBIT "E"

SUPPLEMENTAL PLANNING INFORMATION

Preliminary Conceptual Capital Planning Estimate - St. Benedict Holdings LLC

706 N. Missouri Avenue – North Greenwood CRA

Provided for Evaluation Purposes Only – Non-Binding

Important Notice

This preliminary cost summary is provided solely for informational and evaluation purposes in connection with the Proposal for Development (PFD).

All figures represent planning-level estimates based on current assumptions and general industry pricing. Final scope, sequencing, investment timing, and total expenditures will be determined following due diligence, engineering analysis, contractor pricing, permitting requirements, operational needs, and market conditions.

This document does not constitute a development agreement, minimum investment commitment, construction covenant, guaranteed scope of work, or binding obligation unless expressly incorporated into a fully executed purchase and sale agreement approved by both parties.

Conceptual Redevelopment Scope Overview

The proposed redevelopment contemplates adaptive reuse and modernization of the existing facility to support:

- Warehouse distribution
- Light manufacturing and packaging
- Logistics and shipping operations
- E-commerce fulfillment operations
- Corporate headquarters and administrative functions

The improvements outlined below represent a planning-level estimate of potential phased capital investment associated with modernization of the property.

I. Exterior & Site Modernization (Planning Estimate)

Category	Estimated Planning Cost
Exterior Paint & Façade Improvements	~\$50,000
Building Signage	~\$25,000
Exterior Lighting Upgrades	~\$50,000
Loading Dock & Concrete Improvements	~\$100,000
Parking Lot Repairs / Resurfacing	~\$150,000
Landscaping & Site Improvements	~\$50,000
Stormwater Improvements (Allowance)	~\$200,000
Window Repairs / Replacement	~\$50,000
Roofing Repairs / Replacement	~\$150,000
Planning Subtotal – Exterior & Site Improvements	

Estimated Total: ~\$825,000

II. Interior & Operational Improvements (Planning Estimate)

Category	Estimated Planning Cost
Interior Renovations & E-Commerce Configuration	~\$250,000
Warehouse Layout Improvements	~\$100,000
Office Improvements	~\$100,000
Electrical System Upgrades	~\$20,000
Fire Safety & Code Compliance Systems	~\$50,000
HVAC Replacement / Modernization	~\$200,000
Plumbing & ADA Upgrades	~\$75,000
Data, IT & Security Systems	~\$100,000
Planning Subtotal – Interior & Systems	
Estimated Total: ~\$895,000	

III. Professional & Soft Costs (Planning Estimate)

Category	Estimated Planning Cost
General Contractor Coordination	~\$45,000
Architectural & Engineering Services	~\$200,000
Permits & Municipal Review Fees	~\$100,000
Planning Subtotal – Professional & Soft Costs	
Estimated Total: ~\$345,000	

IV. Risk & Contingency Allowances

Category	Estimated Planning Cost
Demolition / Environmental Allowance	~\$150,000
Construction Contingency (Planning Allowance)	~\$250,000
Planning Subtotal – Risk & Contingency	
Estimated Total: ~\$400,000	

Total Conceptual Phased Capital Planning Estimate

Category	Estimated Total
Exterior & Site Improvements	~\$825,000
Interior & Systems Improvements	~\$895,000
Professional & Soft Costs	~\$345,000
Risk & Contingency Allowances	~\$400,000

Estimated Total Conceptual Capital Planning Range

Approximately \$2,465,000

Rounded planning range:

Approximately \$2.4M – \$2.6M

These figures represent a conceptual phased capital planning estimate and are not intended as a guaranteed minimum investment.

Narrative Clarification

The redevelopment strategy is anticipated to be implemented in phases consistent with operational growth, permitting approvals, and capital planning considerations.

The company retains discretion regarding:

- Final scope of work

- Sequencing of improvements
- Timing of investment
- Operational configuration
- Capital allocation

All improvements will comply with applicable codes, safety standards, and development regulations.

Strategic Intent

The purpose of this conceptual estimate is to demonstrate the anticipated scale of private reinvestment and modernization of the property associated with the proposed campus expansion of Yo Mama's Foods.

These improvements are expected to support long-term operational use of the facility as part of the company's North Greenwood headquarters and logistics campus.

This conceptual estimate should not be interpreted as a required performance schedule or enforceable redevelopment covenant.

EXHIBIT "E"

Yo Mama's

★ FOODS CO. ★

★ WORLD ★

TRD

Est. 1949

MRK

CLEARWATER

HEADQUARTERS

FLORIDA





NATIONAL GUARD ARMORY