



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

NOTE THAT THE APPLICANT AND/OR AGENT IS REQUIRED TO SUBMIT COMPLETE AND CORRECT INFORMATION AS INCLUDED IN THIS APPLICATION. THIS APPLICATION IS REQUIRED TO BE SUBMITTED IN PERSON OR ONLINE TO THE PLANNING & DEVELOPMENT DEPARTMENT (INCLUDING PLANS AND DOCUMENTS, UPLOADED, PROCESSED AND FINALIZED) BY NOON ON THE SCHEDULED DEADLINE DATE [SUBMITTAL CALENDAR](#). IF THE PROPERTY OWNER IS NOT A NATURAL PERSON, SUCH AS AN ORGANIZATION (COMPANY OR TRUST), THE NAME OF THE PERSON SIGNING ON BEHALF IS REQUIRED. IF THERE IS MORE THAN ONE AGENT OR REPRESENTATIVE, THE NAME OF EACH PERSON NEEDS TO BE PROVIDED. 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)

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)

PROPERTY OWNER (PER DEED): City of Clearwater Community Redevelopment Agency

MAILING ADDRESS: P.O. Box 4748 Clearwater Florida 33758

PHONE NUMBER:

EMAIL:

APPLICANT/PRIMARY CONTACT

NAME: Katherine E. Cole Esq. / Lauren C. Rubenstein, Esq.

COMPANY NAME: Hill Ward Henderson P.A.

MAILING ADDRESS: 600 Cleveland Street, Suite 800, Clearwater, Florida 33755

PHONE NUMBER: 727-724-3900

EMAIL: Katie.Cole@hwhlaw.com; Lauren.Rubenstein@hwhlaw.com

ADDRESS OF SUBJECT

PROPERTY: 706 N. Missouri Avenue, Clearwater, Florida

PARCEL NUMBER (S): 10-29-15-33300-000-0010

SITE AREA (SQUARE FEET AND 136,363 sf / 3.13 acres

ACRES):

ZONING: Institutional

FUTURE LAND USE: Institutional

DESCRIPTION OF REQUEST: This is a request for a comprehensive infill redevelopment project (CDC 2-1202(A)(1-6)) to change the use to a storage/warehouse/distribution facility. Please see the attached narrative.

(MUST INCLUDE USE, REQUESTED FLEXIBILITY, PARKING, HEIGHT, ETC)



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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](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.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

FLEXIBILITY CRITERIA OR USE SPECIFIC CRITERIA

PROVIDE COMPLETE RESPONSES TO THE APPLICABLE FLEXIBILITY CRITERIA (OR USE SPECIFIC CRITERIA IN US 19 AND DOWNTOWN ZONING DISTRICTS). THESE CRITERIA ARE SPECIFIC TO THE USE AND THE ZONING DISTRICT OF THE SUBJECT PROPERTY AND ARE PART OF THE COMMUNITY DEVELOPMENT CODE AVAILABLE ONLINE AT MUNICODE.COM :

[HTTPS://LIBRARY.MUNICODE.COM/FL/CLEARWATER/CODES/COMMUNITY DEVELOPMENT CODE](https://library.municode.com/fl/clearwater/codes/community_development_code)

IF YOU NEED HELP FINDING THE CRITERIA OR STANDARDS PLEASE CONTACT A DEVELOPMENT REVIEW PLANNER AT THE ZONING LINE 727-562-4604. USE ADDITIONAL SHEETS AS NECESSARY:

See attached.



PLANNING AND DEVELOPMENT DEPARTMENT

AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

1. Provide names of all property owners on deed – PRINT full names:

City of Clearwater Community Redevelopment Agency _____

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

706 N. Missouri Avenue, Clearwater, Florida 33755 Parcel Id: 10-29-15-33300-000-0010

3. That this property constitutes the property for which a request for (describe request):

Change of Use to Storage/Warehouse/Distribution Facility.

4. That the undersigned (has/have) appointed and (does/do) appoint:

Katherine E. Cole, Esq., Lauren C. Rubenstein, Esq., and the law firm of Hill Ward Henderson, P.A.
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.

Property Owner/ Registered Agent of Organization

Jesus Niño

Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means * physical presence or * ~~online notarization~~, this 23 day of April, 2026 by (Jesus Niño) as (Executive Director) of (City of Clearwater CRA), who ☒ is/~~are~~ personally known to me or ~~who has/have produced a driver's license as identification.~~

NOTARY PUBLIC

Signature: Kayla K Garcia

My Commission expires: 12/18/2024



Kayla K. Garcia
Comm.: HH 750459
Expires: Dec. 18, 2029
Notary Public - State of Florida

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF PINELLAS

David T. Habib, as Manager of **St. Benedict Holdings, LLC.**, a Florida limited liability company, being first duly sworn, depose(s) and says:

1. That I am the Manager of St. Benedict Holdings, LLC, a Florida limited liability company.
2. That St. Benedict Holdings, LLC, has submitted an application to Clearwater Community Redevelopment Agency to purchase the following described property:

ADDRESS: 706 N. Missouri Avenue, Clearwater, FL 33755
PARCEL ID: 10-29-15-33300-000-0010
3. That this property constitutes the property for which an FLD Application is being submitted to the City of Clearwater, Florida.
4. That the undersigned acknowledges it is not the record owner of the above-mentioned property, and hereby assumes all permitting risks associated with the above-mentioned FLD Application for the subject property.
5. That the undersigned (has/have) appointed **Katherine E. Cole, Esq., Lauren C. Rubenstein, Esq., and the law firm of Hill, Ward & Henderson, P.A.**, as (his/their/its) agent(s) to execute any permits or other documents necessary to affect such permit/review.
6. That this affidavit has been executed to induce the City of Clearwater, Florida, to consider and act on the above-described property:
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on March 31, 2026, by David Thomas Habib as owner St. Benedict Holdings, LLC., as such person is personally known to me or has produced a FL drivers licence as identification.


Signature of Notary taking acknowledgement

Melinda R. Lane
Type/Print Name of Notary

HH372118
Commission Number

5/6/2027
Expiration Date



St. Benedict Holdings, LLC (Affiliate of Yo Mama's Foods Co.)
706 N. Missouri Ave
Clearwater, FL

Description of Request:

St. Benedict Holdings, LLC, (an affiliate of Yo Mama's Foods Co.) (herein after "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 Clearwater Community Redevelopment Agency (CRA) and is utilized by various City Departments, including Parks and Recreation and Special Events, for storage and office space. Yo Mama's would like to expand its existing business in the North Greenwood district and has submitted a proposal to the CRA to purchase the Property. Yo Mama's understands that in order to utilize the Property for Storage/Warehouse/Distribution space, the Property 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 upgrading existing landscaping and painting 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	73'-2"	73'-2"	TBD
Side	86'-9"	64'-0"	TBD
Rear	7'-6"	7'-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 other than some additional landscaping to beautify the site and bring the current landscaping up to code.

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. The applicant has included a proposed future improvement on the proposed site plan (a truck well and loading dock) to demonstrate that a future phase of development (if and when it occurs) will remain compatible. The truck loading dock is proposed to 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. However, to be clear, the applicant intends to immediately occupy the building and begin operations without any construction of future improvements. The business will operate during normal business hours, and the activity, including visual, noise and smell, will be consistent with all the surrounding industrial properties.

COMPREHENSIVE INFILL REDEVELOPMENT – PROJECT CRITERIA

While the change of use request does not include changes (other than landscaping improvements) to the approved site plan, 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 applicant has included a proposed new truck well and loading dock ("future improvements"). These future improvements are not proposed to be constructed prior to the occupancy and use of the building. They represent a future phase of development, but are included to demonstrate compatibility and compliance with the code. The future improvements, if and when constructed, would be built in an area that is already impervious. The new proposed side setback, as it relates to the future improvements, 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 future improvements (proposed truck well and loading dock), if constructed in the future, are where most the noticeable activity on the site would occur, and they would be 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 landscape improvements and painting of 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.

This application is solely for a change of use. This application is somewhat unique in that the applicant intends to immediately occupy the building for its intended use. On the proposed site plan the applicant has included a proposed new truck well and loading dock ("future improvements"). These future improvements are proposed to be constructed over existing impervious surface. These future improvements will not be constructed prior to the applicant's occupancy and use of the building. These future improvements represent a future phase of development (currently, there is no proposed timeline for these future improvements to be constructed). The future improvements have been included on the site plan to demonstrate the compatibility of the potential future improvements.

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 Stormwater, Landscaping and Tree Survey, Inventory, and Preservation Plan, Grading, 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 require any immediate changes to the site prior to occupancy and use of the building, no new stormwater management plan is proposed/required. Any future improvements to the site will not improve the existing site in a value of 25% or more of the valuation of the principal structure, evidence of which will be provided to the City at the time of permitting.

Landscape Plan Narrative:

Yo Mama's will enhance and maintain the landscaping currently onsite in accordance with the proposed landscape plan. The landscape plan proposes to add 8 new eastern red

cedar trees and 294 indian hawthorn 'Alba' shrubs along the perimeter of the Property. The 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, which are all noted on the updated tree inventory report and survey.

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.

Grading Narrative:

There are no proposed changes to the impervious surface area and therefore no resulting adverse impact.

Building Renovations Overview

The historic building will be painted white, and Yo Mama's proposes in the future 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.