

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.

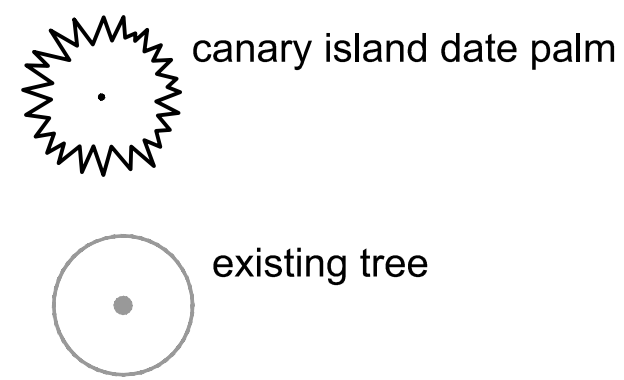
Methods No deviations from ITE.

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

Tree/shrub Identification Key



(CG) clusia

Trees

Quantity	Abbr.	Botanical Name /	Size / Caliper	Spacing	Comments
8		<i>Phoenix dactylifera</i> canary island date palm	8'HT, CT	per plan	
3		<i>Optional to substitution for each canary palm</i> foxtail or cabbage palm at 3:1	8'HT, CT	per plan	

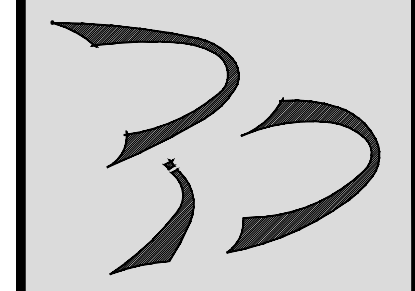
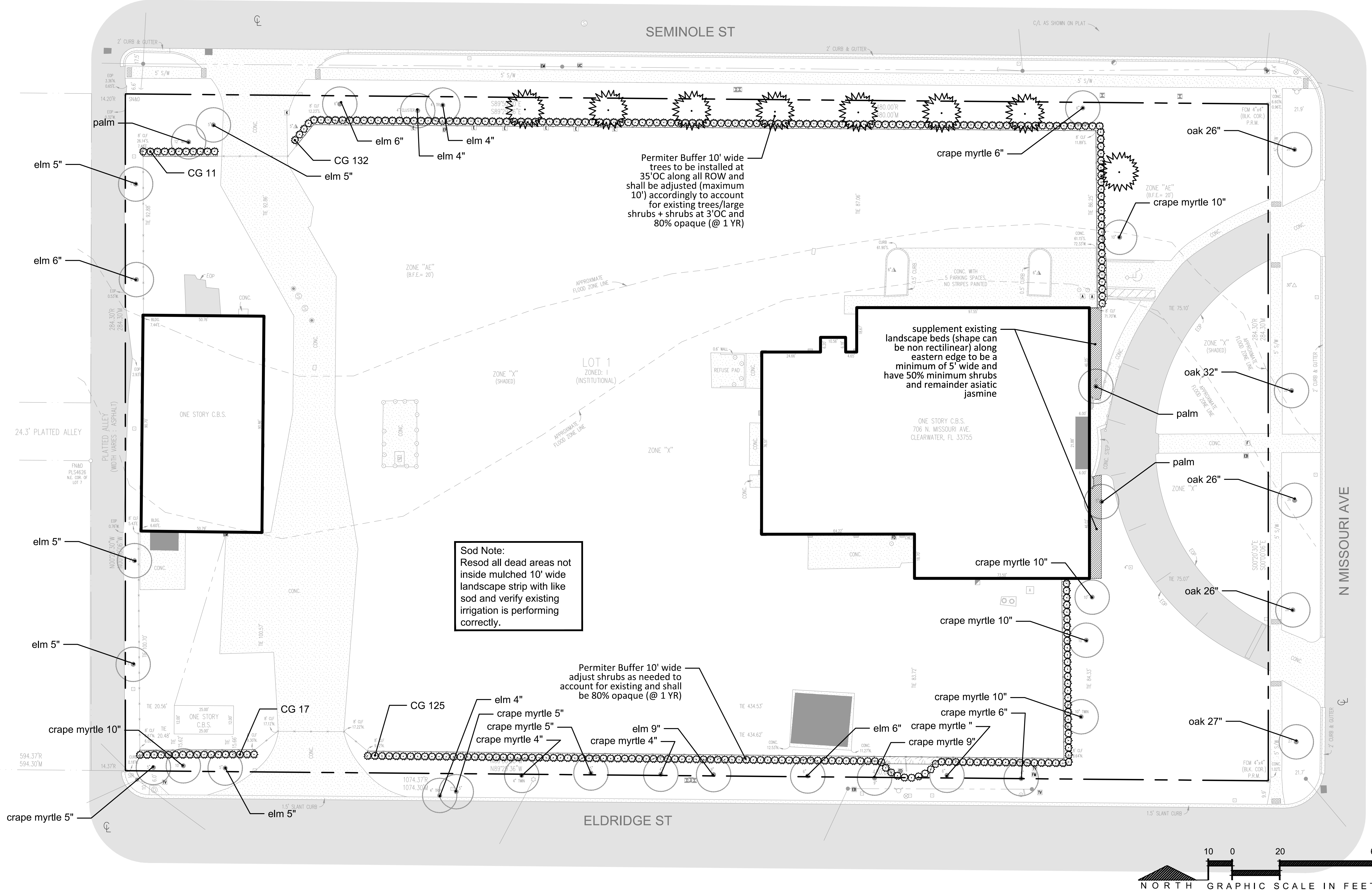
Shrubs

294	CG	<i>Clusia guttifera</i> small leaf clusia	18"HT	per plan	
-----	----	--	-------	----------	--

Groundcovers

2,627SF?
x 3" thick  Pine Bark Nuggets
3" minimum layer supplemental to existing

See LS-03 for further detail



REVISIONS:

LANDSCAPE PLAN

Yo Mamas Foods - 706 Missouri Ave
PREPARED FOR
David Habib

BDI NO. 26500
DRAWN BY: BDB
DESIGNED BY: BDB
CHECKED BY: BDB
DATE: 6/3/2026

PLANS PREPARED BY
Brian D Borton
Digitally signed
by Brian D Borton
Date: 2026.06.03
11:46:41 -04'00'
BRIAN DAVID BORTON FL
NO. LA667026

LS-01

Irrigation Legend

sleeve_{1/2}

lateral₂

blank poly tubing

zone # and flow rate in gallons per minute

See LS-03 for futher detail

1 sleeves - Unless specified on plans all sleeves shall be 2". When plans show lateral in pipe, install pipe in sleeve and cap both ends 12" beyond end of sleeve.
2 irrigation lateral lines and sleeving may be diagrammatic in nature and are intended to be installed in suitable locations within property boundaries.

BORTON DESIGN INC.

1354 N KYLE WAY SAINT JOHNS, FLORIDA
CERT. OF AUTH. # LC00000463
(904) 234-6510 BDB@BORTONDESIGN.COM

3D

REVISIONS:

IRRIGATION PLAN

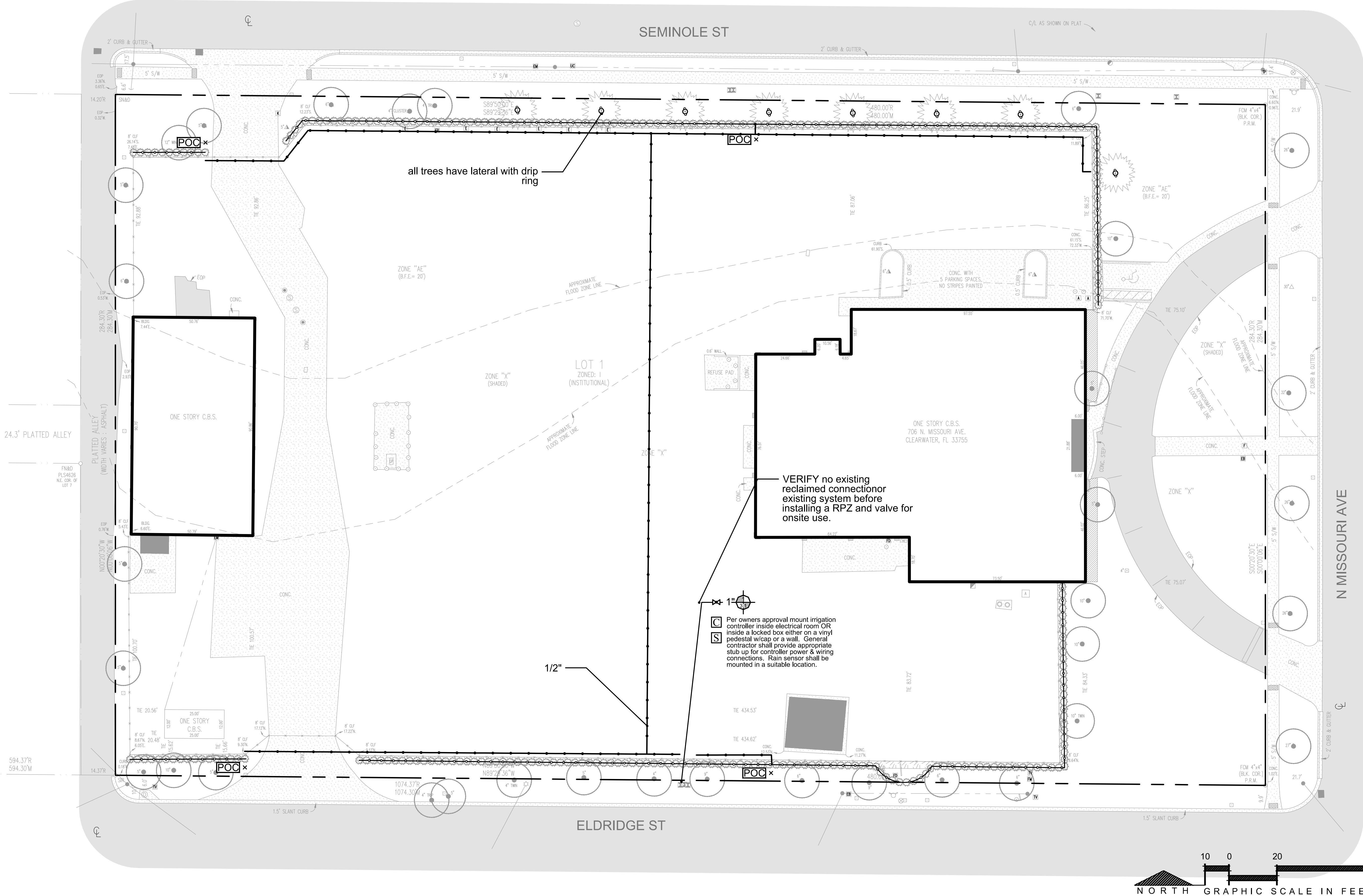
Yo Mamas Foods - 706 Missouri Ave
PREPARED FOR
David Habib

BDI NO.	26500
DRAWN BY:	BDB
DESIGNED BY:	BDB
CHECKED BY:	BDB
DATE:	6/3/2026

PLANS PREPARED BY

BRYAN DAVID BORTON FL
NO. LA667028

LS-02



LANDSCAPE PART 1 GENERAL NOTES

Scope. This section includes all planting of shrubs, trees, ground covers, and other landscape supplementary work shown on the drawings and specified herein, complete.
Applicable Documents. The following publications, specifications, and standards of the issues listed in this paragraph (including the amendments and addenda designated), but referred to hereinafter by basic designation only, form a part of this specification to the extent required by the references thereto.

Publication of Reference. Publications as herein listed shall be held in basic reference:
Grades and Standards for Nursery Plants, Parts I and II, State Department of Agriculture and/or State Plant Board of Florida, Seale Building, Gainesville, Florida.
State of Florida Fertilizer Law, Office of the Secretary of State, Tallahassee, Florida.
American Standard for Nursery Stock (ANSI Z60.1), American Association of Nurserymen, Standards for Tree Care Operations (ANSI A300)

Guideline Specifications to Sodding, America Sod Producers Association (ASPA)
Plant Quantities. All plant quantities shown in the plans are approximate based on the plan locations. The Contractor shall be fully responsible for determining all final plant quantities and shall submit a revised plant schedule with final plant quantities as part of the contract and prior to construction.

Substitutions of Plant Material. If a plant is found to be unavailable, submit proof of non-availability and a proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. No substitutions will otherwise be authorized. To prove non-availability, The Contractor must provide at least eight (8) letters from growers or dealers from the States of Florida and Georgia explaining the non-availability of the plant material.
On-Site Conditions and Adjustments. The locations of plants, as shown on the plans, are fairly accurate. Planting shall be adjusted only when necessary to accommodate actual as-built conditions on the site and any changes in locations caused thereby shall be made without additional cost to the Owner, Owner's Representative, or Landscape Architect. The Contractor shall immediately notify the Owner's Representative when conditions detrimental to plant growth are encountered, such as rubble fill, time rock, or other field conditions; and when field conditions are different than portrayed on the plans prior to planting. The owner or Owner's Representative may adjust the layout or location of specified plant materials to avoid these areas without additional costs.

Coordination of Plantings. Coordinate all landscape work with the Owner's Representative and other contractors. Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise directed by the Owner's Representative.

Fine Grading. Provide fine grading necessary to establish finish grade in all landscape areas. Fine grading shall include only minor grading to correct random or infrequent grade irregularities of 12" or less, unless otherwise noted on plans.

Liability of Contractor. The Contractor shall be liable for any and all damages to property that result from his performance. He shall, without extra cost, restore to original condition any areas and/or construction damaged, defaced, disturbed, or destroyed by him or his workmen.

Tree Tagging. A tree tagging trip may be requested by Owner's Representative prior to approval of plant material. Contractor shall be responsible for providing transportation and accommodations if necessary.

Inferior Materials. Contractor shall reject inferior materials. The Owner's Representative reserves the right to reject any or all materials not meeting the criteria specified herein or determined to be damaged or unhealthy.

Onsite Debris. Contractor shall be responsible for removing and disposing of offsite all stones over 1" in diameter, sticks, roots, and other extraneous matter in planted areas to a depth of 2'. If debris is excessive and results from construction waste please contact Owner's Representative for appropriate actions.

LANDSCAPE PART 2 SUBMITTALS

Soil Testing for Plant Material. The Contractor shall be responsible for testing soils in planted areas to confirm that soil is suitable for healthy plant growth and shall submit a report to the Owner's Representative prior to construction showing test data and any conflicts determined by the contractor.

Seed Certification. All seed must comply with regulatory agencies for fertilizer and herbicide composition.

Inspection Certificates, Manufacturer's Data. Upon request of Representative copies of inspection certificates or manufacturer's data shall be provided for any material used onsite or for existing materials found onsite.

LANDSCAPE PART 3 MATERIALS

General Plant Material Requirements. Provide state inspected, nursery grown plants, and according to the plant schedule unless otherwise specified. Conform to the, "Florida Department of Agriculture Grades and Standards For Nursery Plants", local landscape ordinance, and, where applicable, to ANSI Z60.1 All plant materials shall be Nursery grown, Florida No. 1 stock. All materials shall be healthy, vigorous, free of diseases and insects, pruned for best shape without appearance of "de-horning", and without symptoms of nutritional deficiency. Furnish plants grown under climatic conditions must measure according to sizing required detailed on the drawings. Plants must be naturally bushy, dense, in good foliage, well branched, and of good appearance. The nursery/nurseries from which plants are derived shall be under regulatory inspection by the Florida State Department of Agriculture and/or the Florida State Plant Board, or an equivalent agency if derived from outside the State of Florida. Plants entering from outside the State of Florida must bear the entry certificate of the State Department of Agriculture of the State of Florida. All plant materials will be subject to approval of the Owners or Owner's Representative for quality, size and color.

Soil Additives. Contractor shall be responsible for adding peat, humus, fertilizer, manure, pH adjusters or any other commercially accepted soil additive to ensure normal, healthy plant growth or as noted on the plans.

Balled and Bur Lapped Trees. Ensure that field grown material follows local industry standards for root pruning, digging, balling and bur lapping, etc. All balled and bur lapped materials must be hardened off before shipment. All materials are subject to approval by the Owner's Representative prior to shipping to project site. The top 5 inches of natural burlap shall be removed and completely remove any synthetic burlap wrapping or wire cages before installation.

Spaded Trees. Trees shall have been spaded from a commercial nursery field that has been inspected by the Department of Agriculture and Consumer Services within the last 9 months. The Contractor shall provide a copy of the most recent Nursery, Stock dealer and Special Inspection Report for verification upon Owner's Representative request. Ball size shall be at least one size greater than recommended by ANSI Z60.1, American Standard for Nursery Stock, unless otherwise specified. Spaded material is subject to approval and tagging by the Owner's Representative prior to shipping to project site.

Container Plants. Provide container-grown plants with sufficient roots to hold the container soil together after removal from the container. Root bound plants and plants with inadequate root systems are not acceptable.

Surface Mulch. Use mulch type specified in plans. Mulch shall be in a non-decomposed state; not more than one (1) season old.

Herbicides, Insecticides. Chemical sprays, dusts, or gaseous compounds used on or around plant materials, including but not limited to trees, shall be approved for such uses by the Environmental Protection Agency and the Florida Department of Agriculture, and Consumer Services. Such materials as may be used shall not constitute a hazard to human health or interfere with site working conditions and habitation.

Seed Requirements General. Where seeding may be required on the plans, the seed required shall comply with all minimum provisions of the Florida Seed Certification and Testing Law. Noxious weed seeds shall be non-existent and foreign materials shall not exceed two percent.

Sod Requirements General. See plan for specified sod. All sod shall be healthy, strongly rooted and not less than two (2) years old, free of weeds and undesirable native grasses in 16" x 24" pads, 1-1/2" thick. Sod shall conform to "Nursery Grown" grade as established by American Sod Producers Association (ASPA). Sod shall be considered free of weeds if less than 5 weeds are found per 100 square feet of area. Brown, dry irregularly smooth, and/or unfresh sod will be rejected.

LANDSCAPE PART 4 PLANTING PROCEDURES

General. Prior to commencement of any work, the Landscape Contractor shall inspect the site, locate planting areas, placement of geying devices, locate electrical cables, conduits, and other underground and above utilities so that proper precautions and procedures may be followed during and throughout construction. The Contractor shall become familiar with other job trade activity which has an impact upon his work or upon which his work has an impact and shall arrange to carefully coordinate his work with other trades through the Owner's Representative. All planting practices listed herein shall ensure healthy plant growth.

Layout. The location of plants, planting beds and plant quantities, are approximate. The locations and bed lines shall be staked on the project site by the Contractor and approved by the Owner's Representative before any plant pits or beds are dug. The Owner's Representative may adjust plant material locations to meet field conditions. Contractor shall make minor adjustment without additional cost to the Owner.

Finish Grades. The Landscape Contractor is responsible for all fine grading and preparation for planting. Finish grades (top of soil) for all sod areas after settlement shall be one-half inch below the top of abutting curbs, walks and abutments. The finish grade of all plant beds prior to mulching shall be three inches below finish grade of sod, abutting curbs, walks and walls. Three inches of mulch shall be added to all plant beds after planting.

Planting Seasons/Times. The planting of plant materials and lawns may proceed at any time, period, or season agreed upon by the Contractor and Owner or Owner's Representative.
Plant Installation. All plants existing rooball top shall be 0-1" above finished grade. Area surrounding tree shall excavated/loosened to 3X the width and 1X depth prior to installation. Plants shall be set plumb and straight. When backfilling lightly tamp layers in 6" lifts. Do not over compact. A 1/4" probe should be able to penetrate to a depth of the rootball with hand pressure. A 3" mulch layer shall be applied over rootball excluding the area 6" from the trunk/stem. Stake and install trees according to details. Trees shall be secured loosely and allow trunk to sway. Sod. All areas to be either seeded, sprigged, or sodded shall be prepared in a manner to ensure normal, vigorous and healthy growth.
Fine grade lawn areas to smooth, even surface with with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions with topsoil as required to meet finish grades. In areas to be sodded, allow for sod thickness.
Sod Installation. Lay sod in straight, parallel rows to form a solid mass with tightly fitted joints, without overlap. Stagger strips to offset joints. Work topsoil into minor cracks. On 1:3 slopes or greater, lay sod with long dimension of pads parallel to contours and stake sod as necessary to stabilize. Drive sod stakes flush with top of sod.

Sprigging and Seeding. Sprigging/seeding shall be done in a manner to ensure a quick grow-in period achieving a uniform green lawn prior to final acceptance.

LANDSCAPE PART 5 MAINTENANCE

Plant Material. Maintain all plant materials until Final Acceptance. Maintenance shall include all required watering, cultivation, weeding, mowing, pruning, wound dressing, immediate replacement of dead and unacceptable material, straightening plants which lean or sag, adjustment of plants which are planted too low, and any other procedure consistent with good horticultural practice necessary to ensure normal, vigorous and healthy growth of all planting under the Contract.

Lawn. Maintain lawns until Final Acceptance. Reset settled or eroded sod areas to proper grade. Fill open joints with topsoil. Keep sod free of insects and disease.

LANDSCAPE PART 6 FINAL INSPECTION AND ACCEPTANCE

Final Cleanup. Upon final completion of work and before inspection and acceptance, all aspects of the project site shall be thoroughly and completely cleaned of debris, stains, materials, defacements, and temporary facilities. Likewise, any repairs which are the obligation of this Contractor shall be completed.

Initial Inspection and Acceptance. Inspection shall be made by the Owner or Owner's Representative within (10) ten days of written notification from the Contractor that installation is complete. If all work and materials meet specifications, project will be accepted as is. Materials and work not in compliance with specifications shall be rejected by Owner's Representative and replaced by the contractor within (15) fifteen days of notification by Owner's Representative. Notification will graphically depict all rejected material on plans. Upon replacement of all rejected work and materials by the Contractor, the Owner's Representative shall conduct a final inspection within ten (10) days of written notification from the Contractor that all rejected work has been replaced according to specifications. Approval will be granted upon the acceptance of all replaced material noted on plans. After final acceptance, the Contractor will not be responsible for damage to work resulting from: neglect by Owner, conditions such as floods, excessive wind, severe freezing or abnormal rains; or other activities clearly beyond the Landscape Contractor's control.

LANDSCAPE PART 7 GUARANTEE

Guarantee. All plant materials and trees installed by the Contractor shall be guaranteed for 365 days from the date of final acceptance. The Contractor shall replace at no additional cost to the Owner, all plant materials which die and/or which are not healthy and in a good growing condition during the guarantee period. Replacement of such material shall occur within ten (10) days from Owner's written notification to the Contractor. The 365-day guarantee period for replaced plant materials shall commence on the date of acceptance of the replaced item or items of plant material. The Contractor shall not be required to replace, repair, or restore any portion of the work that is damaged, defaced, disturbed, improperly maintained, and/or destroyed by others after final acceptance.

IRRIGATION PART 1 GENERAL NOTES

Scope. This section includes irrigation and supplementary work shown on the drawings and specified herein, complete.

Applicable Documents. The following publications, specifications, and standards of the issues listed in this paragraph (including the amendments and addenda designated), but referred to hereinafter by basic designation only, form a part of this specification to the extent required by the references thereto.

Publication of Reference. Publications as herein listed shall be held in basic reference:

- HANDBOOK OF TECHNICAL IRRIGATION INFORMATION by Hurst Industries Inc. - 1996
- THE COMPLETE IRRIGATION WORKBOOK by Larry Keesen - 1995
- PUBLICATIONS, NOTES, AND PAPERS by The Center of Irrigation Technology, California State University - Fresno, California
- PUBLICATIONS AND STANDARDS by The Florida Irrigation Society - Orlando, Florida
- PUBLICATIONS by The Irrigation Association - Falls Church, Virginia INSTALLATION GUIDE FOR PVC

Irrigation Quantities. All irrigation material quantities shown in the plans are approximate. The Contractor shall be fully responsible for determining all quantities. The Contractor shall submit a revised irrigation schedule with final irrigation quantities as part of the contract and prior to construction.

On-Site Conditions and Adjustments. Irrigation equipment shown on the plans is approximate. Irrigation shall be adjusted to fit actual as-built conditions on the site and any changes in locations caused thereby shall be made without additional cost to the Owner, Owner's Representative, or Landscape Architect.

Liability of Contractor. The Contractor shall be liable for any and all damages to property that result from his performance. He shall, without extra cost and by licensed contractors, restore to original condition any areas and/or construction damaged, defaced, disturbed, or destroyed by him or his workmen.

Substitution of Materials. Any substitution from the specified brands, models or sizes shall be submitted to the owner or the owner's representative for approval. Material substitutions or design changes must be shown to comply with the system design intent and rectify any necessary performance changes and be in compliance with all city, state, and federal regulations.

Backflow Prevention. Backflow preventer shall be installed according to manufacturer's recommendations.

Filters and Strainers. Filter/Strainers shall be installed per manufacturer's recommendations.

Irrigation Controller. The irrigation controller shall be UL listed, conform to the provisions of the National Electric Code, and properly grounded in accordance with manufacturer's recommendations.
Rainfall Shutoff Device. A rain sensor shall be installed as close as possible to the control equipment and per manufacturer's recommendations. Install the first 18 inches of rain sensor wire below ground level and all wire above ground in conduit. When systems are pressurized by a pump, provision shall be made to ensure shutoff device does not allow pump to activate.

Pipe. 1. Pipe shall be installed at sufficient depth below ground to protect it from hazards such as vehicular traffic. Landscape vehicular traffic areas are those landscaped areas subject to vehicular use such as traffic crossings, parking areas, etc. Depths of cover shall conform to NRCS-FL-430-DD, Water Conveyance, as follows:

- Landscaped Vehicle Traffic Areas - Landscaped areas subject to routine automotive or heavy equipment traffic.

Pipe Size (Inches)	Depth of Cover* (inches)
1/2" - 2-1/2"	18"
3"-5"	24"
6" and larger	36"
- Non-Traffic and Non-Cultivated Areas

Pipe Size (Inches)	Depth of Cover* (inches)
1/2" - 1-1/2"	6"
2"-3"	12"
4"-6"	18"
More than 6"	24"

2. The trench bottom must be uniform, free of debris, and of sufficient width to properly place pipe and support it over its entire length. Make all pipe joints and connections according to the material manufacturer's recommendations. Perform all solvent-weld connections in accordance with ASTM D-2855. Contractor shall install all piping and related materials in accordance with the manufacturer's specifications and the following standards: ASTM D-1785-99, ASTM D-2241-00, ASTM D-2466-01, ASTM D-2464-99, ASTM D-2239-99, ASTM D-2564-96a, ASTM F-656-96a, ASAE S435.

3. Thrust blocks shall be installed at dead ends and whenever the line changes direction of 30

degrees or more. Thrust blocks shall be installed in a manner to ensure no pipe shifting occurs. Size thrust blocks in accordance with ASAE Standard S-376.2.

4. Contractor shall flush irrigation system installation at the appropriate stages based on commercially accepted methods.

5. After installation, flushing, and inspection or testing, contractor shall backfill the pipe trench with soil free from rocks or stones larger than 1-inch in diameter in a commercially accepted manner.

Pipe Sleeving. Pipe sleeves shall be at least two pipe sizes larger than the carrier pipe or twice the diameter of the wire bundle to be placed under the paving or roadway, and extending a distance at least equal to its installed depth beyond the paved area. Schedule 40 PVC pipe shall be used for sleeves.

Valves. Valve installation shall allow enough clearance for proper operation and maintenance. Where valves are installed underground, they shall be provided with a valve box with cover extending from grade to the body of the valve. The top of the valve body should have a minimum of 6 inches of cover in non-traffic and non-cultivated areas and 18 inches of cover in traffic areas.

Locate manually operated control valves so they can be operated without wetting the operator.

Valve Boxes. Contractor shall install valve boxes according to the manufacturer's recommendations.

Wire. Electrical control wire shall be sized in accordance with the valve manufacturer's specifications.

Install only UL listed direct burial low voltage wire (30 volts or less) with a minimum depth of cover of 12 inches. Provide a sufficient length of wire at each connection to allow for thermal expansion/shrinkage. As a minimum, provide a 12-inch diameter loop at all splices and connections. Terminations at valves will have 24" minimum free wire. Provide common wires with a different color than the power wires (white shall be used for common wires). Use wire connectors that are approved for direct burial. A valve box shall be used for all underground wire splices. Install all above-ground wire runs and wire entries into buildings in conduit.

Sprinklers. Install sprinklers plumb unless they are installed on slopes where they can be tilted as required to prevent erosion. Sprinklers shall be adjusted to avoid unnecessary discharge on pavements and structures. Provide a minimum separation of 4 inches between sprinklers and pavement and 12 inches between sprinklers and vertical structures or as local codes dictate. Riser-mounted sprinklers shall be supported. Swing joints shall be constructed to provide a flexible, leak-free connection between the sprinkler and lateral pipeline to allow movement in any direction and to prevent equipment damage.

Micro Irrigation. Micro-irrigation equipment shall be installed according to the manufacturer's recommendations for the specific application. Stake all surface tubing every three to six feet depending on site conditions and manufacturer's recommendations with eight inch staples.

IRRIGATION PART 3 TESTING, SUBMITTALS, FINAL INSPECTION AND ACCEPTANCE

Testing. All mainlines and laterals shall be tested to be free of leaks. Rainfall shutoff device shall be tested to ensure proper shut-off of control equipment.

Cleanup. Upon final completion of work and before inspection and acceptance, all aspects of the project site shall be thoroughly and completely cleaned of debris, stains, materials, defacements, and temporary facilities. Likewise, any repairs which are the obligation of this Contractor shall be completed.

Inspections and Acceptance. Inspection shall be made by the Owner or Owner's Representative within (10) ten days of written notification from the Contractor that installation is complete. If all work and materials meet specifications, project will be accepted as is. Materials and work not in compliance with specifications shall be rejected by Owner's Representative and replaced by the contractor within (15) fifteen days of notification by Owner's Representative. Notification will graphically depict all rejected material on plans. Upon replacement of all rejected work and materials by the Contractor, the Owner's Representative shall conduct a final inspection within ten (10) days of written notification from the Contractor that all rejected work has been replaced according to specifications. Approval will be granted upon the acceptance of all replaced material noted on plans.

Post Construction Documentation & Instruction. The Contractor shall provide manufacturer's product literature, operation manuals, testing and inspection certificates, and record drawings to the owner or owner's representative. Record drawings shall show all changes in the design to indicate the actual installation sizes, types, and locations of all equipment and materials with the application for final payment. Contractor shall provide minimal instruction to owner, if applicable, describing any need to know information regarding the daily operation of the system.

IRRIGATION PART 4 GUARANTEES

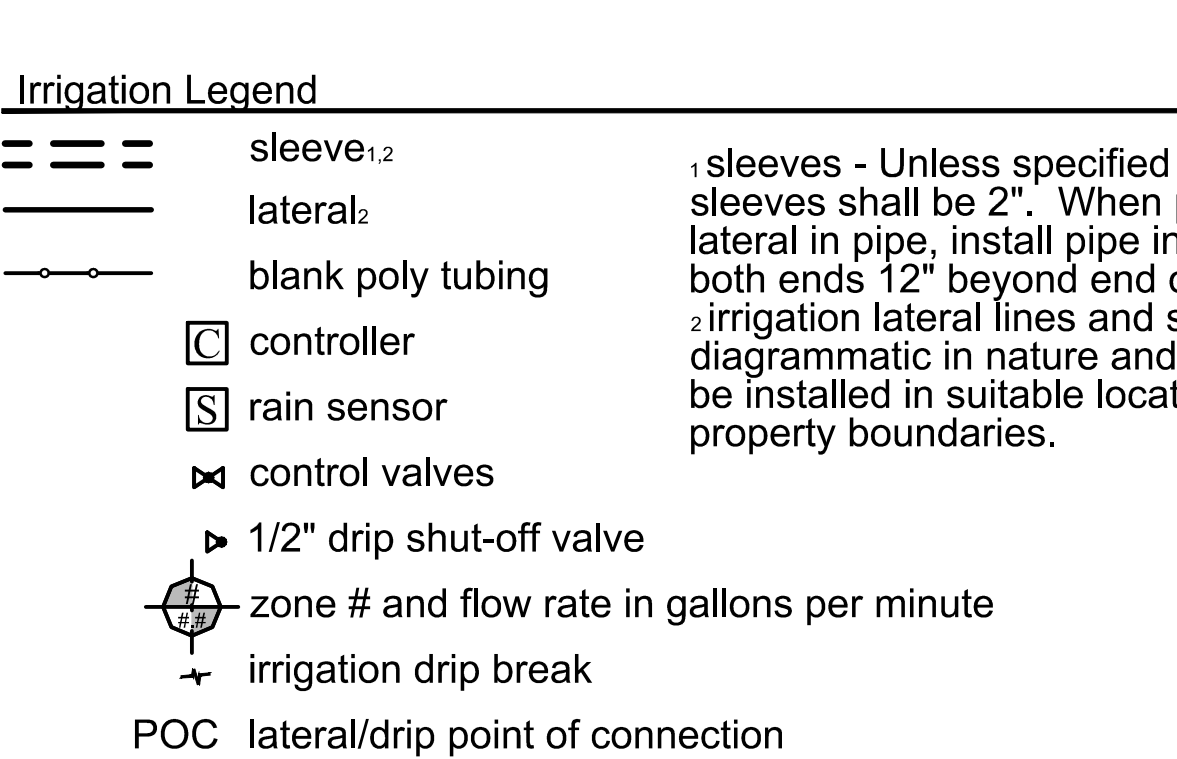
The irrigation system contractor shall assume full responsibility for the proper installation of the system. Contractor shall guarantee the installation workmanship for a minimum period of one (1) year from date of final acceptance. The irrigation system contractor shall make all necessary, reasonable efforts to handle any warranty claims within the guarantee period in a reasonable time period. The Contractor shall not be required to replace, repair, or restore any portion of the work without additional service fees that are damaged, defaced, disturbed, and/or destroyed by others after final acceptance. Repairs made by other licensed contractors during the guarantee period shall not void the guarantee.

General Landscape Notes

- Contractor shall provide proposed soil amendment quantities on bid form to ensure healthy vigorous growth of plant material, lateral movement of irrigation water within soil, & soil nutrient holding capacity.
- ALL mulched areas adjacent to edge of curb, pavement, shall be composed of a compressed 3" thick layer of mulch. Top of mulch shall be 1/2" below edge of adjacent surface so mulch has a containment edge.
- All revisions shall be submitted to Clearwater for review and approval prior to installation.

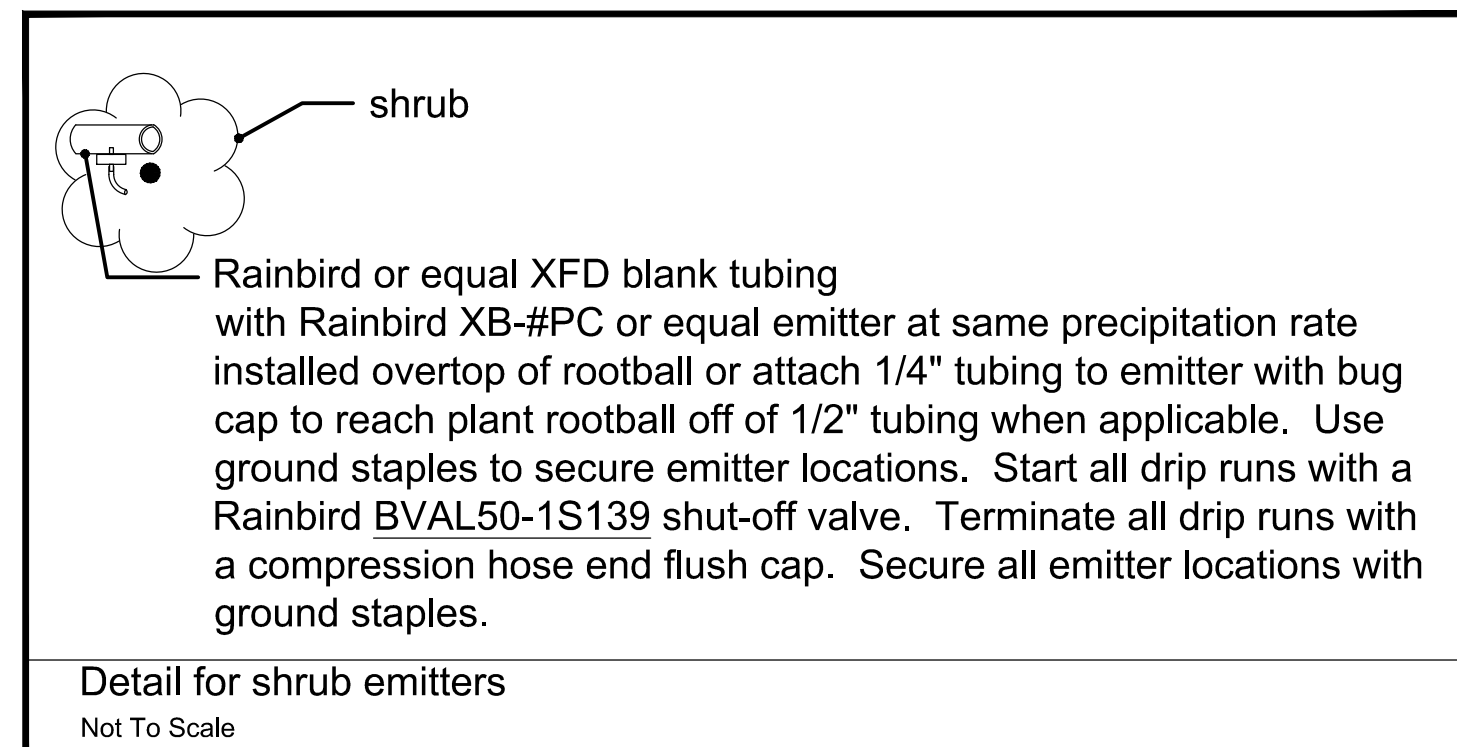
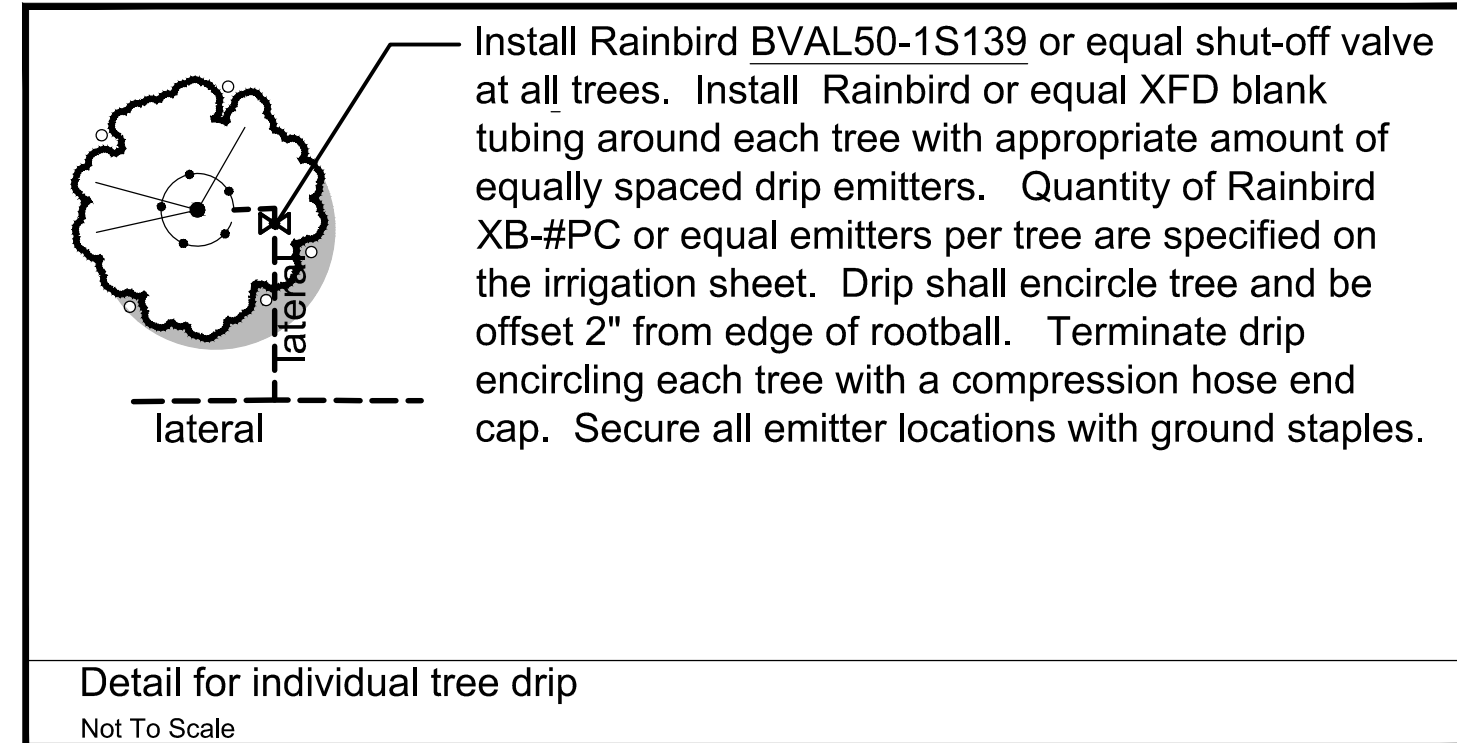
General Landscape Notes

- Contractor shall provide proposed soil amendment quantities on bid form to ensure healthy vigorous growth of plant material, lateral movement of irrigation water within soil, & soil nutrient holding capacity.
- ALL mulched areas adjacent to edge of curb, pavement, shall be composed of a compressed 3" thick layer of mulch. Top of mulch shall be 1/2" below edge of adjacent surface so mulch has a containment edge.
- All revisions shall be submitted to Clearwater for review and approval prior to installation.



Irrigation Notes

- Dripline. Drip shall be installed on top of soil and covered with mulch.
- Control Valves & Regulators. Control valves shall be installed and set 5% over proposed flow.
- Pipe. 1/2" pipe shall be Class 315 PVC. Piping larger than 1/2" shall use Class 200 PVC.
- Irrigation materials not identified on irrigation schedule or in specifications as to brand and model # shall be either Rainbird, Nelson, or Hunter and sized appropriately by contractor to meet requirements by the manufacturer. Contractor shall include all materials including quantity, model, size, and installed price for each item on bid form.
- All irrigation revisions shall be submitted to Clearwater for review and approval prior to installation.
- No irrigation to be provided at sod. Contractor shall irrigate with a water truck as needed for the first two weeks.
- Pipe shall not be installed within 50% of any existing tree dripline UNLESS piping is installed via a trenchless installation method.



Use ground staples to secure ALL emitter locations. Pressure regulators shall be used in appropriate locations so all emitters receive pressures between 20-50 psi.

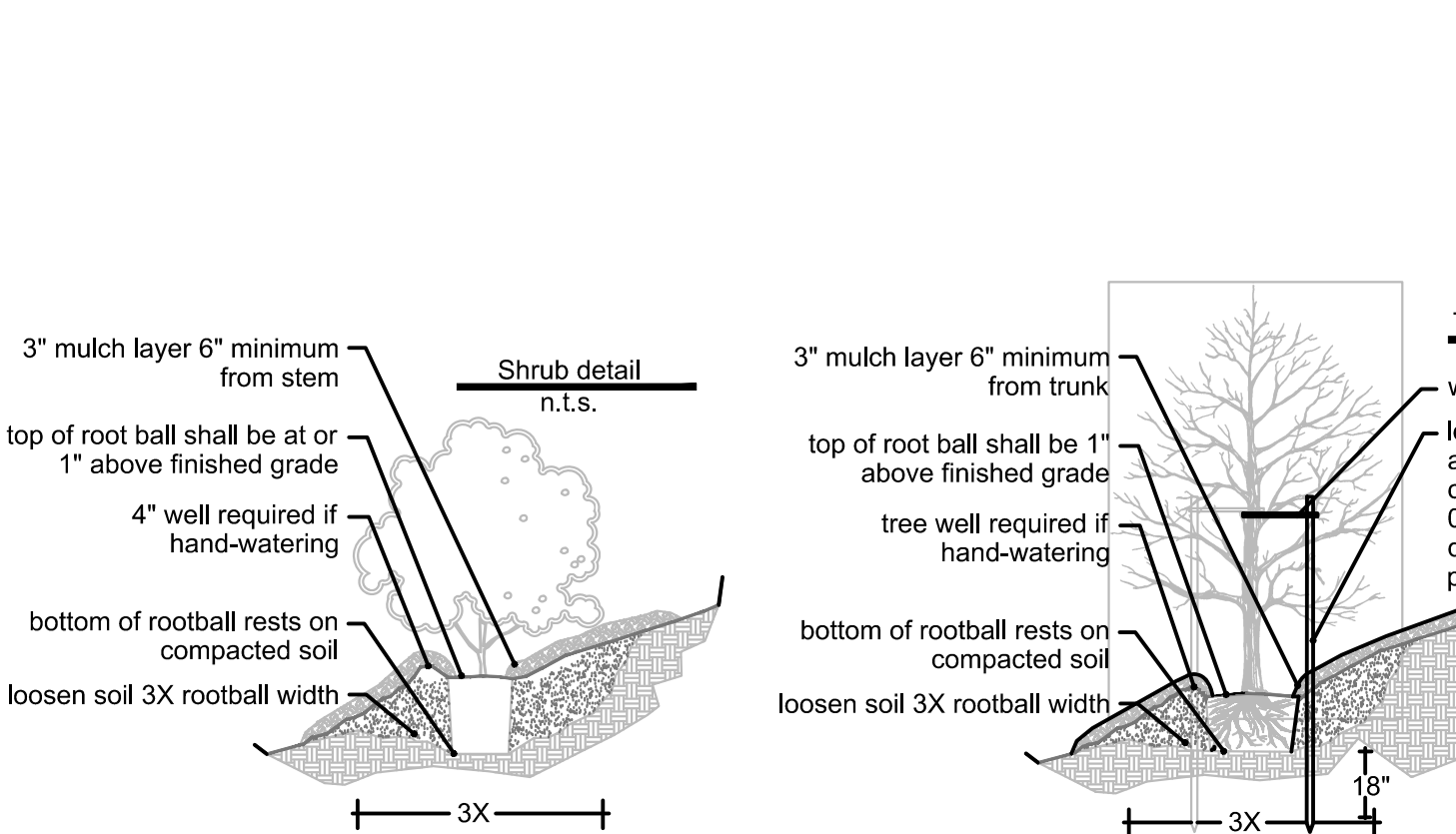
Watering Schedule for Zone 1

Water all plants listed once per day for (120) one hundred twenty minutes during the first (30) thirty days and every other day for the next (30) thirty days; thereafter, follow water restrictions per jurisdiction until established. Shrub drip valves may be shut-off after (3) three months. After (1) one year trees should be sufficiently rooted into existing soil for shutdown; however, it is recommended that a review be performed by a certified arborist before shutting off the system. After establishment irrigation should be turned on IF a drought occurs.

Number of emitters per tree/shrub	
canary	5-1gph emitter
other palm	5-1gph
clusia	1-5gph emitter dead center of plant & stapled

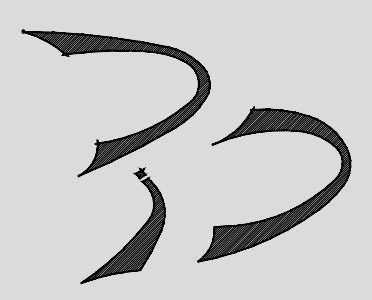
Irrigation Schedule

Quantity	Description	**ALL PURPLE SIGNATURE**
930'	Rainbird XFD blank tubing purple	
1	Rainbird ESP-RZX Series Controller	
1	Rainbird WR2- RC sensor	
1	Rainbird 100-DV	
1	Rainbird PSI-M50X-100	
1	Rainbird QKCHK100 drip filters purple	
0	Netafim 01WPCJL1.2 drip emitter .32GPH	
40	Rainbird XB-05PC drip emitter .5GPH purple	
294	Rainbird XB-10PC drip emitter 1GPH purple	
0	Rainbird XB-20PC drip emitter 2GPH purple	
0	Rainbird PC-05 drip emitter 5GPH	
TBD	Rainbird BVAL50-1S139 drip valve	
TBD	1/2" Perma-Loc EndCap w/ Flush Valve purple	
TBD	Rain Bird PVB6RND 6 in. round valve box purple	
TBD	9" 9-gauge galvanized ground staples	
1	Watts 009M3QT	



BORTON DESIGN INC.

1354 N KYLE WAY SAINT JOHNS, FLORIDA
33858-0000
(888) 234-6510 BDB@BORTONDESIGN.COM



REVISIONS:

LANDSCAPE PLAN

Specifications/Details

Yo Mamas Foods - 706 Missouri Ave

PREPARED FOR
David Hahib

BDI NO.

26500

DRAWN BY:

BDB

DESIGNED BY:

BDB

CHECKED BY:

BDB

DATE:

6/3/2026

PLANS PREPARED BY

BRYAN DAVID BORTON FL
NO. LA667026

LS-03

PERIOD SETTING

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

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

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@palmtraffice.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

CONFIDENTIALITY NOTE: The contents of this email and its attachments are confidential and may be privileged. If you are not the intended recipient, please immediately notify the sender (by return e-mail or telephone), destroy the original and all copies of this message along with any attachments, and do not disclose, copy, distribute, or use the contents.

Please consider the environment before printing this e-mail.

STORMWATER NARRATIVE

706 N. Missouri Avenue, Clearwater, FL 33755

The subject property, containing 3.13 ac., has three existing building structures, with the majority of project area consisting of compacted asphalt millings/gravel with some concrete and asphalt areas for parking and access with open space buffer areas along the perimeter of the site. The property is located on the west side of N. Missouri Avenue between Seminole and Eldridge Streets.

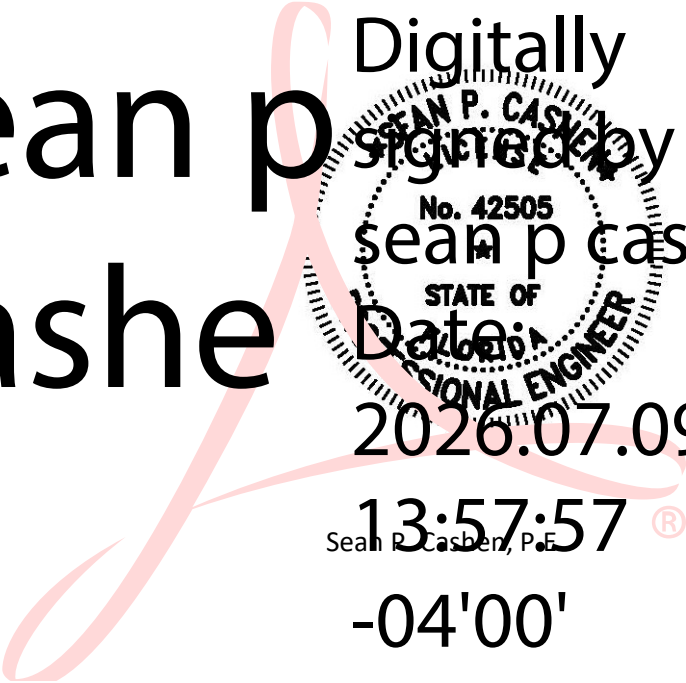
In its existing condition, the site drains towards the streets and driveway that abut this existing development. It appears that approximately 60% of the site drains north towards Seminole Street; approx. 20% of the site drains towards Eldridge Street to the south; about 10% drains east towards N. Missouri Avenue and the remaining 10% of the site area drains towards the private driveway located to the west of the site. The overall site is approximately 66.7% impervious. The pre-development discharge rate for the 25yr-1hr storm event is 8.12 cfs.

The site is remaining as-is with no proposed changes, keeping all buildings and surfaces intact, with no increase or decrease in impervious areas. The proposed post-development discharge rate for the 25yr-1hr storm event will remain at the pre-development rate of 8.12 cfs.

Future development may include a new truck well and loading dock, at which time additional review will be made to accommodate any stormwater requirements.

sean p
cashe
n

Digitally
signed by
sean p cashen
No. 42505
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Date:
2026.07.09
13:57:57
-04'00'



Existing CN Calculations:

PROJECT: 706 N Missouri Ave

DATE: October 16, 2024

JOB NO: 26-000

BY: KGK

Pre 1 3.13 Ac

	Area (AC)	CN
Pervious - Open Spaces - Type B	1.04	79
Impervious - Gravel/Compacted Asphalt Millings	1.49	98
Impervious- Roofs, Driveways, Patio,etc.	0.60	98
TOTAL	3.13	45.1 ← CN

Existing Conditions Rational C Calculations

Basin: Pre 1

Area: 3.13 Ac

Green Numbers = Info from another spreadsheet

Red Numbers = Calculations

Rational C

Land-Use	Area	Coef	
Open Space - Type B	1.04	0.20	0.21
Gravel	1.49	0.95	1.41
Sidewalks/Roads,etc	0.60	0.95	0.57
Total	3.13		2.19

C= 0.70

Existing Conditions
Rational Method 25 Year Calculations

PROJECT: 706 N Missouri Ave

DATE: July 9, 2026

JOB NO: 26-000

BY: KGK

Blue Numbers	= Input
Red Numbers	= Calculations
Green Numbers	= Input from spreadsheet

Pre1

DRAINAGE AREA =	3.13	ac
'C' PRE-DEVELOPMENT =	0.70	'C'
CONCENTRATION TIME =	1.00	Hours
'I' FOR CT =	3.70	in/hr
'Q' PRE-DEVELOPMENT =	8.12	cfs

Existing Conditions Summary

Project: 706 N Missouri Ave

Date: July 9, 2026

Proj. No: 26-000

By: KGK

Green Numbers = Information taken from another spreadsheet

Site

Basin	Area (SF)	Area (AC)	CN	TOC	"C"
Pre 1	136459.00	3.13	45.1	10	0.70
Total	136459.00	3.13			

March 31, 2026

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, St. Benedict Holdings, LLC (an Affiliate of Yo Mama's Foods Co.) ("Yo Mama's"), please see the enclosed FLD Application and supporting documentation for the property located at 706 N. Missouri Ave. Yo Mama's 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 currently owned by the Clearwater Community Redevelopment Agency (CRA). The CRA issued a notice of disposition of the subject property and acceptance of sealed proposals for development on February 22, 2026. St. Benedict Holdings, LLC, filed its proposal with the CRA prior to the March 24, 2026 deadline. The applicant is hopeful that the CRA will select its proposal to purchase the property, and as such, is filing the attached application for a change of use to the applicant's proposed use of the site as a Storage/Warehouse/Distribution facility.

As this application is solely for a change of use, rather than a full-blown redevelopment, and the CRA is the current owner of the Property, 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/CRA. 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

ARBORIST'S REPORT

May 12th, 2026

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.

Girdling root: A girdling root grows around the base of a trunk and causes a disruption of the tree's vascular system. Some girdling roots can be easily removed while others may be too deeply embedded to remove.

Watersprout: Watersprouts are weakly attached vigorous growth which often are produced due to stress. Typically, after storm related branch breakage; lion-tail pruning; over-pruning and/or improper thinning. The structure of water sprout regrowth does not have as strong of an attachment as natural tree growth and the shoots are more subject to diseases, pests and failure during wind events.

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	26"	Sand Live Oak (<i>Quercus geminata</i>)	3.0
	• City Tree Inventory tag #479. • Poor crown density. • Mechanical wounds to the top of the exposed root flares. • Uplifting the adjacent sidewalks. • Moderate tip dieback.		
2	25"	Sand Live Oak	3.0
	• City Tree Inventory tag #478. • Poor crown density.		

		• Mechanical wounds to the top of the exposed root flares. • Girdling roots. • Moderate tip dieback. • Moderate water sprout growth on the lateral branches.	
3	22"	Sand Live Oak	3.0
		• City Tree Inventory tag #477. • Poor crown density. • Mechanical wounds to the top of the exposed root flares. • Minor tip dieback. • Uplifting the adjacent sidewalks.	
4	31"	Sand Live Oak	3.0
		• City Tree Inventory tag #476. • Poor crown density. • Mechanical wounds to the top of the exposed root flares. • Minor tip dieback. • Moderate water sprout growth on the lateral branches. • Uplifting the adjacent sidewalks.	
5	25"	Sand Live Oak	3.0
		• City Tree Inventory tag #475. • Poor crown density. • Mechanical wounds to the top of the exposed root flares. • Moderate water sprout growth on the lateral branches. • Uplifting the adjacent sidewalks. • Minor tip dieback.	
6	25"	Sand Live Oak	3.0
		• City Tree Inventory tag #474. • Poor crown density. • Extensive water sprout growth on the lateral branches. • Uplifting the adjacent sidewalks. • Moderate tip dieback.	
7	9"	Japanese Blueberry (<i>Elaeocarpus dentatus</i>)	4.0
		• Dead and decaying lateral branches and stubs in the inner canopy.	
8	12'	Senegal Date Palm (<i>Phoenix reclinata</i>)	4.0
		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"	Trumpet Tree (<i>Tabebuia spp</i>)	2.5
		• Multi sucker stems growing from an old stump.	
11	10"	Japanese Blueberry	3.0
		• Multi-stem with included bark.	

		• Moderate water sprout growth on the lateral branches. • Dead and decaying lateral branches and stubs in the inner canopy. • Girdling roots.	
12	10"	Japanese Blueberry	3.0
		• Multi-stem with included bark. • Moderate water sprout growth on the lateral branches. • Dead and decaying lateral branches and stubs in the inner canopy.	
13	10"	Japanese Blueberry	3.0
		• Multi-stem with included bark. • Minor water sprout growth on the lateral branches. • Dead and decaying lateral branches and stubs in the inner canopy. • Minor tip dieback.	
14	9"	Japanese Blueberry	2.5
		• Multi-stem with included bark. • Minor water sprout growth on the lateral branches. • Dead and decaying lateral branches and stubs in the inner canopy. • Extensive tip and branch dieback. • Girdling roots.	
15	9"	Japanese Blueberry	2.0
		• Cavity in the lower trunk. • Extensive tip and branch dieback. • Girdling roots.	
16	8"	Japanese Blueberry	2.5
		• Extensive water sprout growth on the trunk. • Dead and decaying lateral branches and stubs in the inner canopy. • Minor tip dieback. • Girdling roots.	
17	7"	Chinese Elm (<i>Ulmus parvifolia</i>)	2.5
		• Extensive water sprout growth on the lateral branches. • Mistletoe in the canopy. • Moderate tip dieback.	
18	8"	Chinese Elm	2.5
		• Moderate water sprout growth on the lateral branches. • Extensive tip dieback.	
19	9"	Japanese Blueberry	1.0
		• Extensive tip and branch dieback.	
20	6"	Japanese Blueberry	2.0
		• Large broken, dead and decaying lateral branches and stubs in the inner canopy. • Extensive tip and branch dieback.	
21	10"	Japanese Blueberry	1.0

		• Extensive tip and branch dieback.	
22	6"	Japanese Blueberry	1.0
		• Extensive tip and branch dieback. • Girdling roots.	
23	6"	Chinese Elm	3.0
		• Multi-stem with included bark.	
24	6"	Chinese Elm	2.0
		• Extensive tip and branch dieback.	
25	9"	Japanese Blueberry	3.0
		• Minor tip dieback. • Girdling roots.	
26	7"	Japanese Blueberry	3.0
		• Moderate water sprout growth on the trunk and lateral branches. • Minor tip dieback. • Girdling roots.	
27	5"	Chinese Elm	3.0
		• Moderate lean to the south. • Minor tip dieback.	
28	5"	Chinese Elm	3.0
		• Moderate tip and branch dieback.	
29	5"	Chinese Elm	3.0
		• Minor tip dieback. • Mechanical wounds to the top of the exposed surface roots.	
30	5"	Chinese Elm	3.0
		• Minor tip dieback. • Mechanical wounds to the top of the exposed surface roots.	
31	5' CT	Washington Palm (<i>Washingtonia robusta</i>)	Exempt
		• Under 10' CT.	
32	6"	Chinese Elm	2.5
		• Moderate tip and branch dieback.	
33	5"	Chinese Elm	2.5
		• Moderate tip and branch dieback.	
34	6"	Chinese Elm	3.0
		• Minor tip and branch dieback.	
35	7"	Japanese Blueberry	1.0
		• Multi-stem with included bark. • Extensive tip and branch dieback.	
36	4"	Chinese Elm	3.0

		Multi-stem with included bark.	
37	6"	Chinese Elm	3.0
		Co-dominant with included bark.	
38	6"	Chinese Elm	3.0
		Co-dominant with included bark.	
39	4"	Japanese Blueberry	1.0
		- Multi-stem with included bark. - Extensive tip and branch dieback.	
40	4"	Chinese Elm	3.0
		Multi-stem with included bark.	
41	6"	Japanese Blueberry	2.0
		Extensive tip and branch dieback.	
42	6"	Chinese Elm	3.0
		Minor tip and branch dieback.	
43	6"	Chinese Elm	2.5
		Moderate tip and branch dieback.	

This Completes the Report.

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

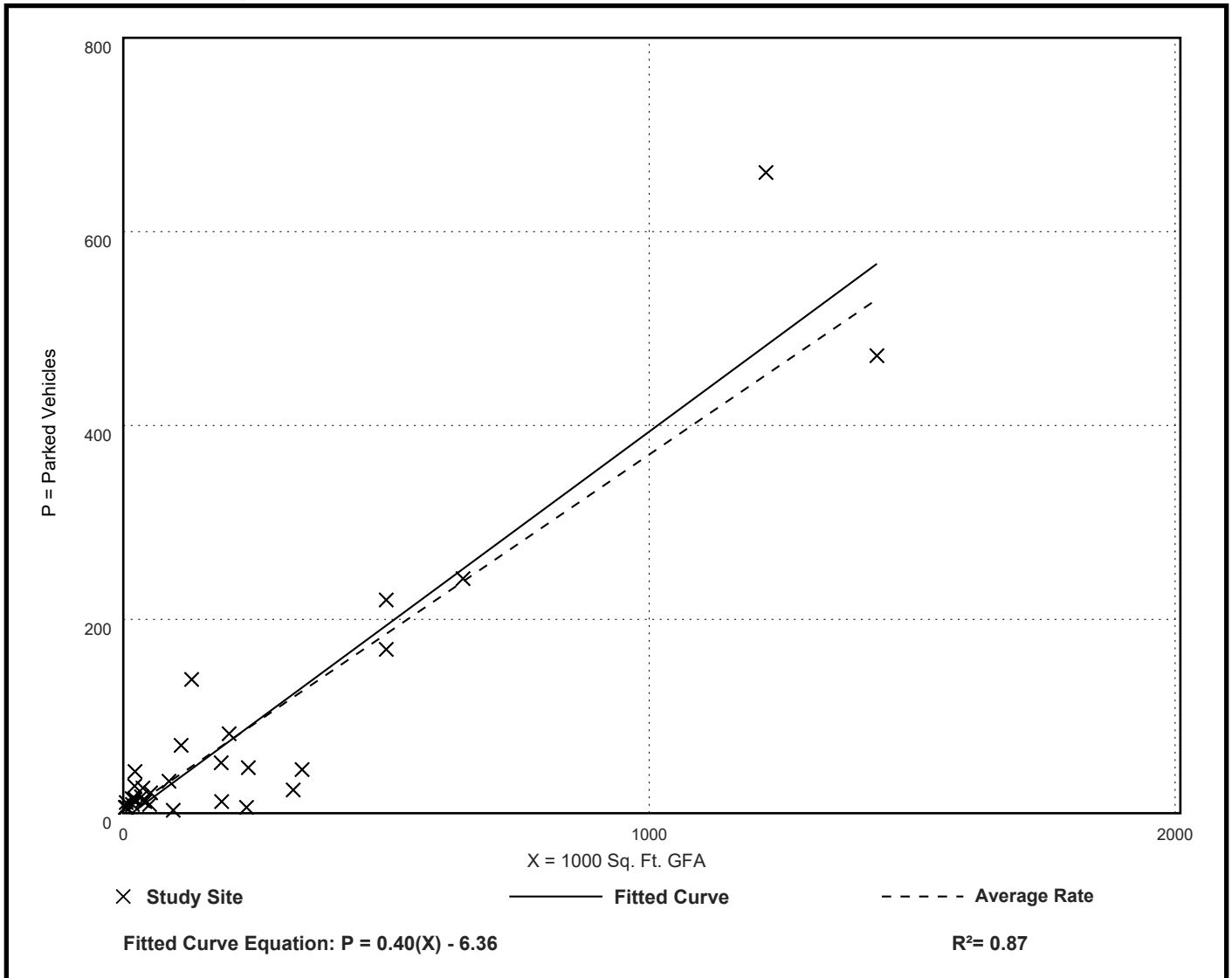
Number of Studies: 31

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

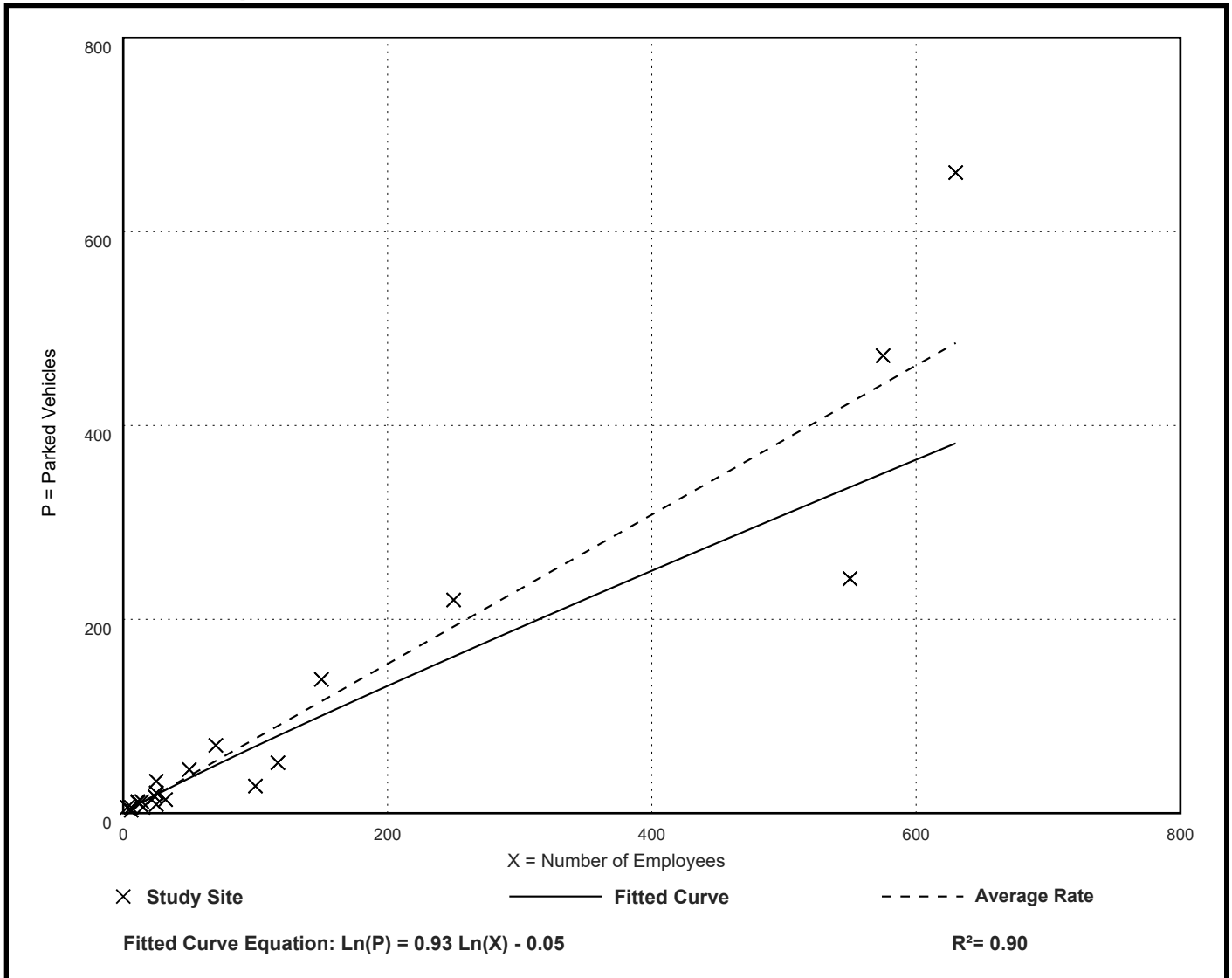
Number of Studies: 21

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



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

