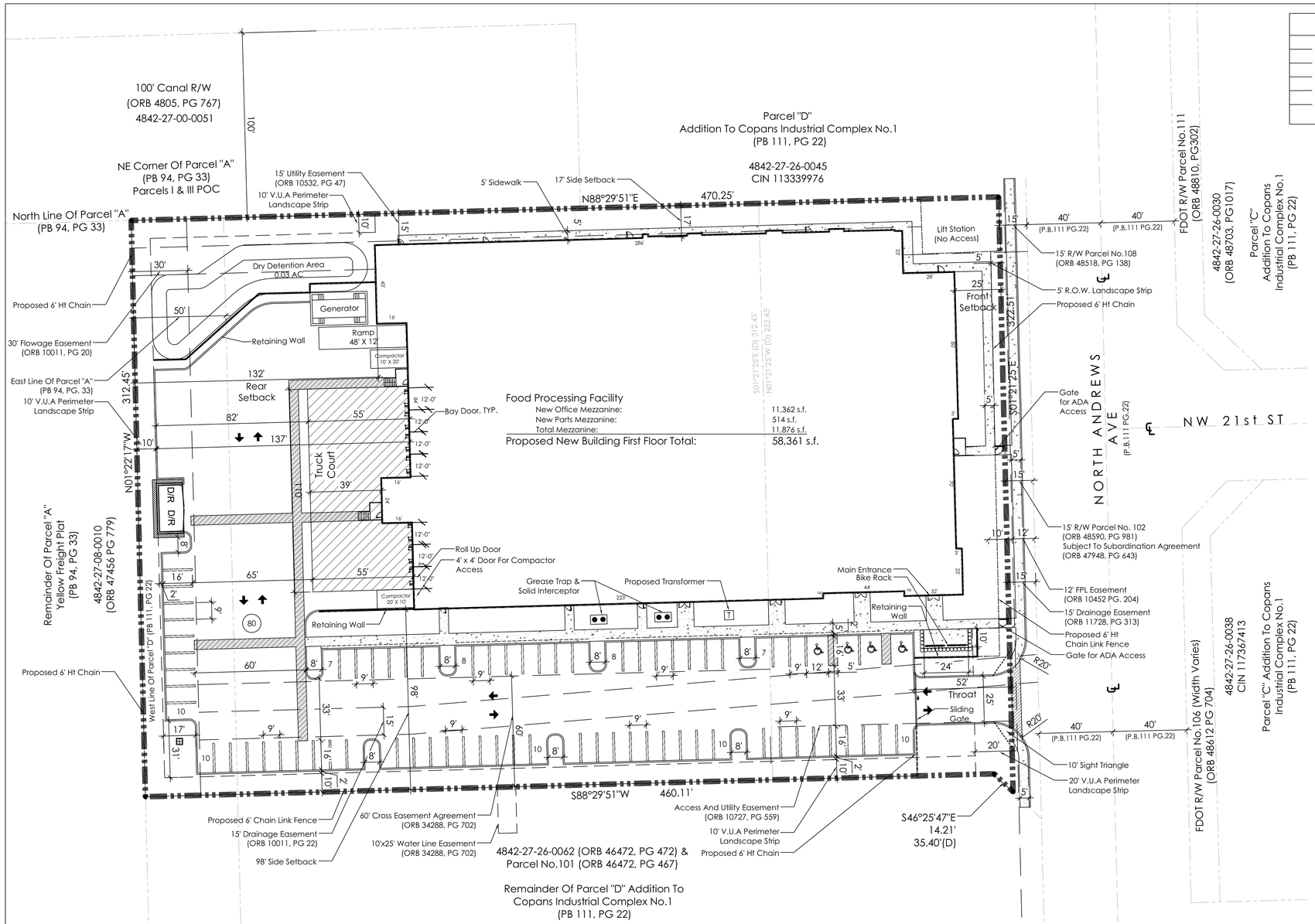
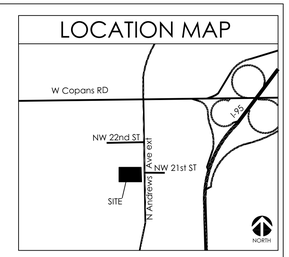


KEY

- Utility Easement
- Flowage Easement
- Drainage Easement
- Cross Access Easement
- Access and Utility Easement

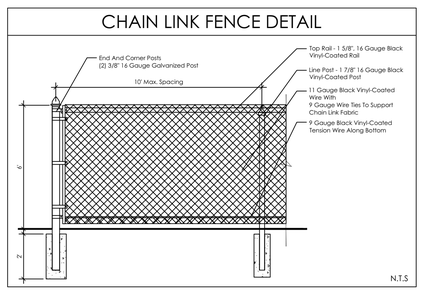
LOCATION MAP



SITE TABULAR DATA	
Application Name	**2001 N. Andrews**
Application Number	**MSP-2024-9**
Existing Zoning District	**General Industrial (I-1)**
Address	**2001 N. Andrews Ave**
Property Control Numbers	**48-42-27-26-00-40**
	48-42-27-26-00-41
	48-42-27-26-00-61
Existing Use	**Warehousing**
Proposed Use	**Food Processing and Manufacturing**
Total Net Site Area	**3.37 AC. (146,965 s.f.)**
Total Gross Floor Area - Existing (to be removed)	**10,214 s.f.**
Proposed New Building	**58,361 s.f.**
Mezzanine Area	**11,876 s.f.**
Total Gross Floor Area - Proposed	**58,361 s.f.**
Concurrency Approval*	
Warehousing and Food Processing	**58,361 s.f.**
*Concurrency is approved for the above uses and amounts shown on this plan	

Site Development Standards		
Standard	**Required**	**Proposed**
Lot area, minimum (SF)	10,000	146,965 SF (3.37 AC)
Lot width, minimum (ft)	100'	322'
Lot coverage, maximum (% of lot area)	65%	44% (65,379 SF)
Pervious area, minimum (% of lot area)	20%	22% (33,147 SF)
Height, maximum (ft)	45'	40' 6"
Front yard setback, minimum (ft)	25'	25'
Interior side yard setback, minimum (ft)	10'	17' (N) | 98' (S)
Rear yard setback, minimum (ft)	30'	132'
Parking		
Food & Beverage manufacturing 1 space/ 1,000 SF	59 Spaces	80 Spaces
Accessible Parking Spaces 1 sapce per 25	4 Spaces	4 Spaces
Bicycle Parking 1 per 10 spaces | 20 Max	20 spaces	20 sapces
Loading		
3 + 1 per 50,000 sq ft GFA above 60,000 sq ft GFA	4	7

CHAIN LINK FENCE DETAIL



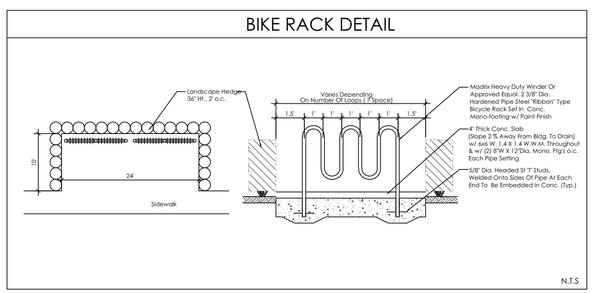
DEVELOPMENT TEAM	
DEVELOPER:	**CHENEY BROTHERS**
	ADDRESS
	ADDRESS
	561-827-4280
ARCHITECT	**AM KING**
	1610 EAST MOREHEAD; STE 200
	CHARLOTTE, NC 28207
	704-365-3160
CIVIL/TRAFFIC ENGINEER:	**SIMMONS AND WHITE**
	2581 METROCENTRE BLVD, SUITE 3
	WEST PALM BEACH, FL 33407
	561-478-7848
PLANNER:	**SCHMIDT NICHOLS**
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141

NORTH

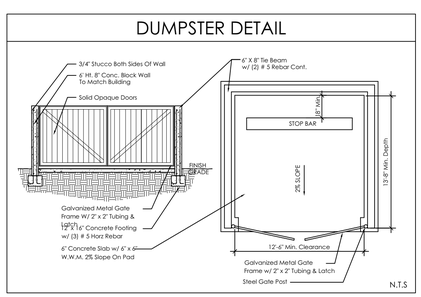
0' 15' 30' 60' 90'

SCALE: 1" = 30'-0"

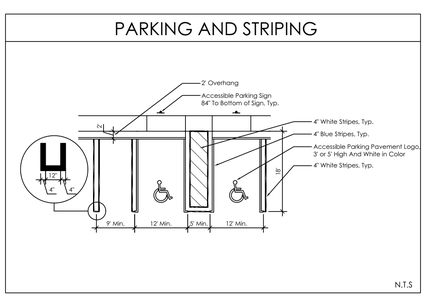
BIKE RACK DETAIL



DUMPSTER DETAIL



PARKING AND STRIPING



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Cheney Brothers Pompano Processing Facility

Pompano Beach, Florida

Date:	02/28/24
Scale:	1" = 30'-0"
Design By:	JN
Drawn By:	TDP
Checked By:	JN
File No.	685.05
Job No.	22-83

REVISIONS / SUBMISSIONS

SITE PLAN

SP-1 1 of 1

DRC
PZ22-12000051
04/03/2024