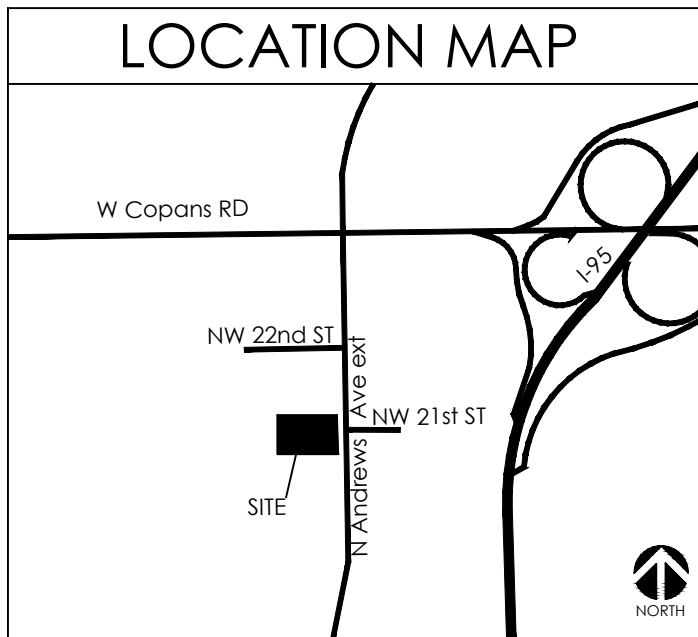
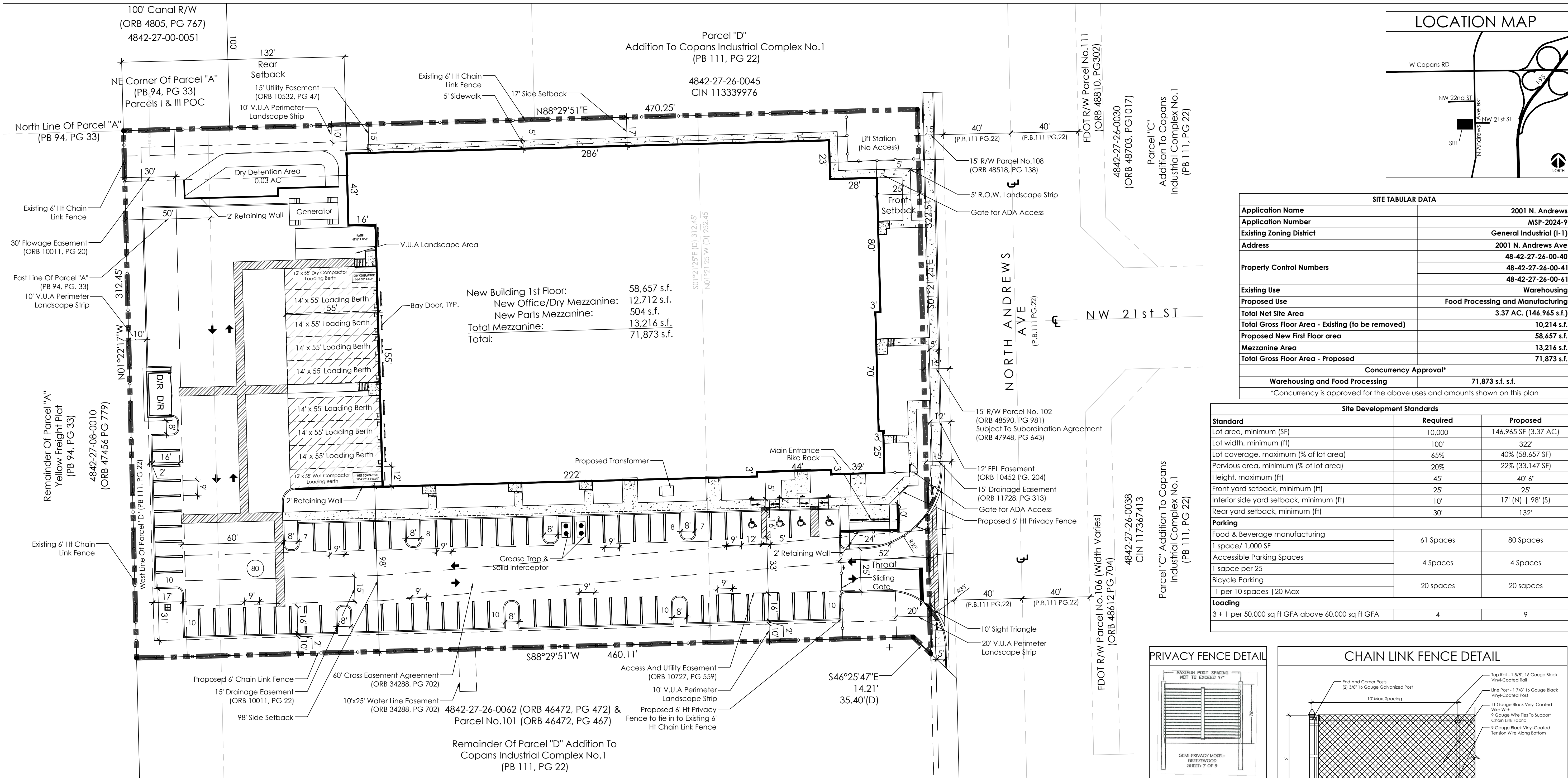
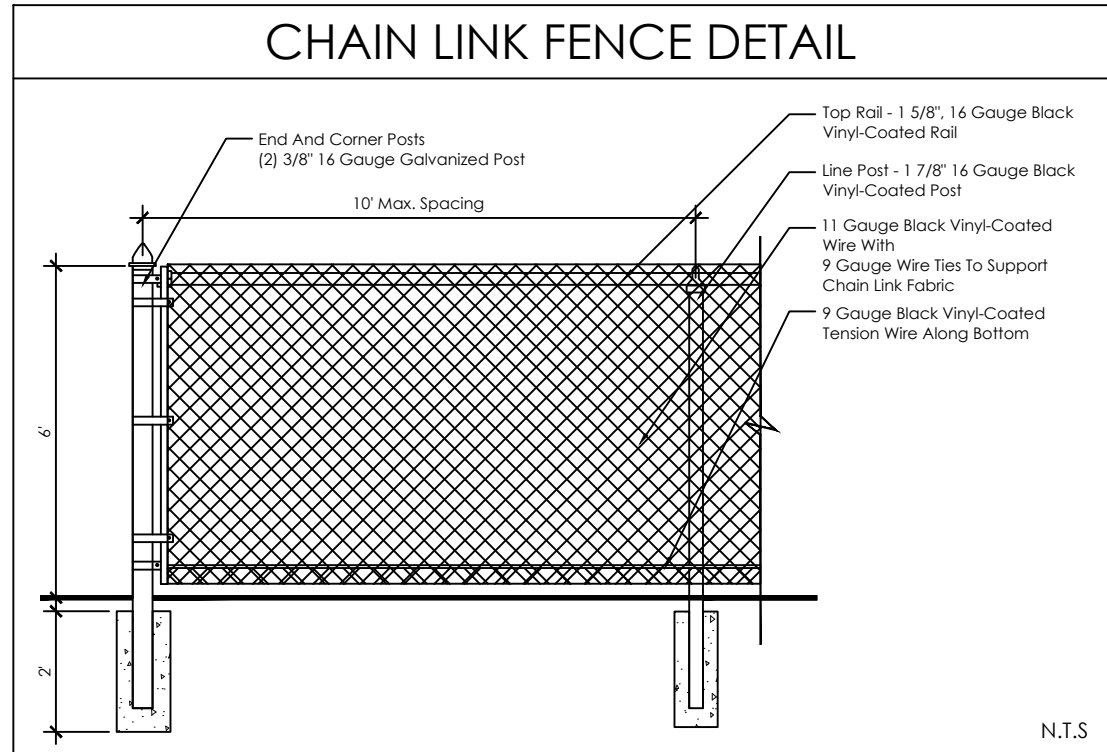
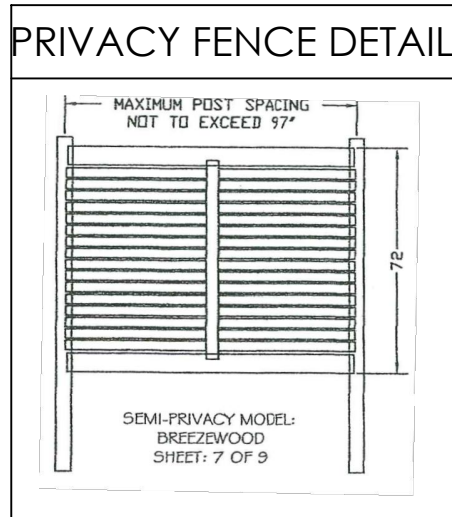


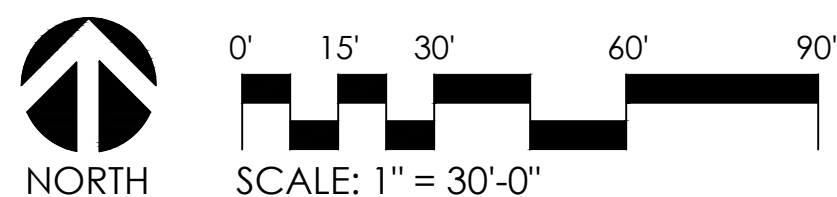
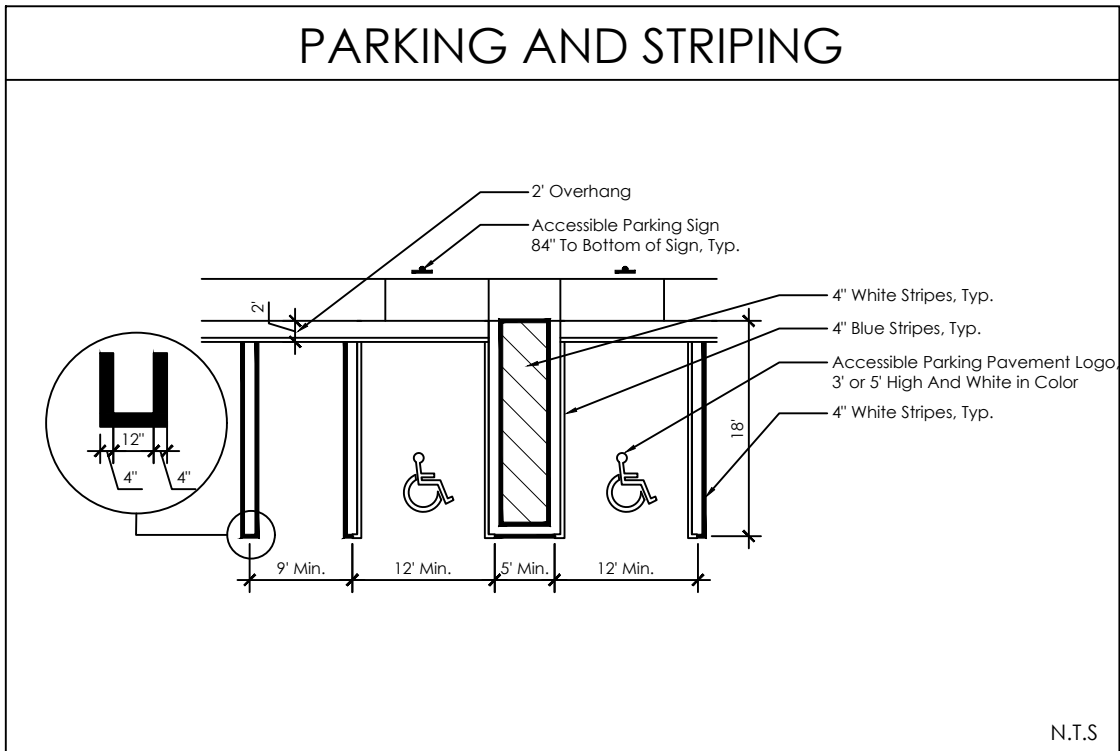
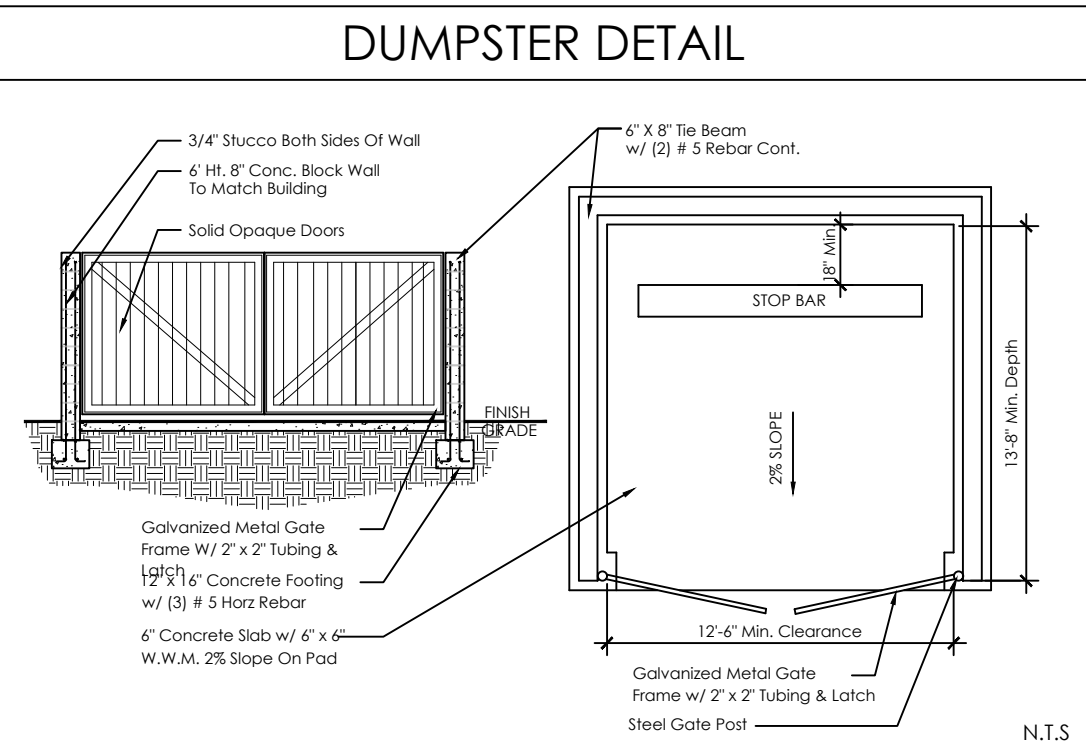
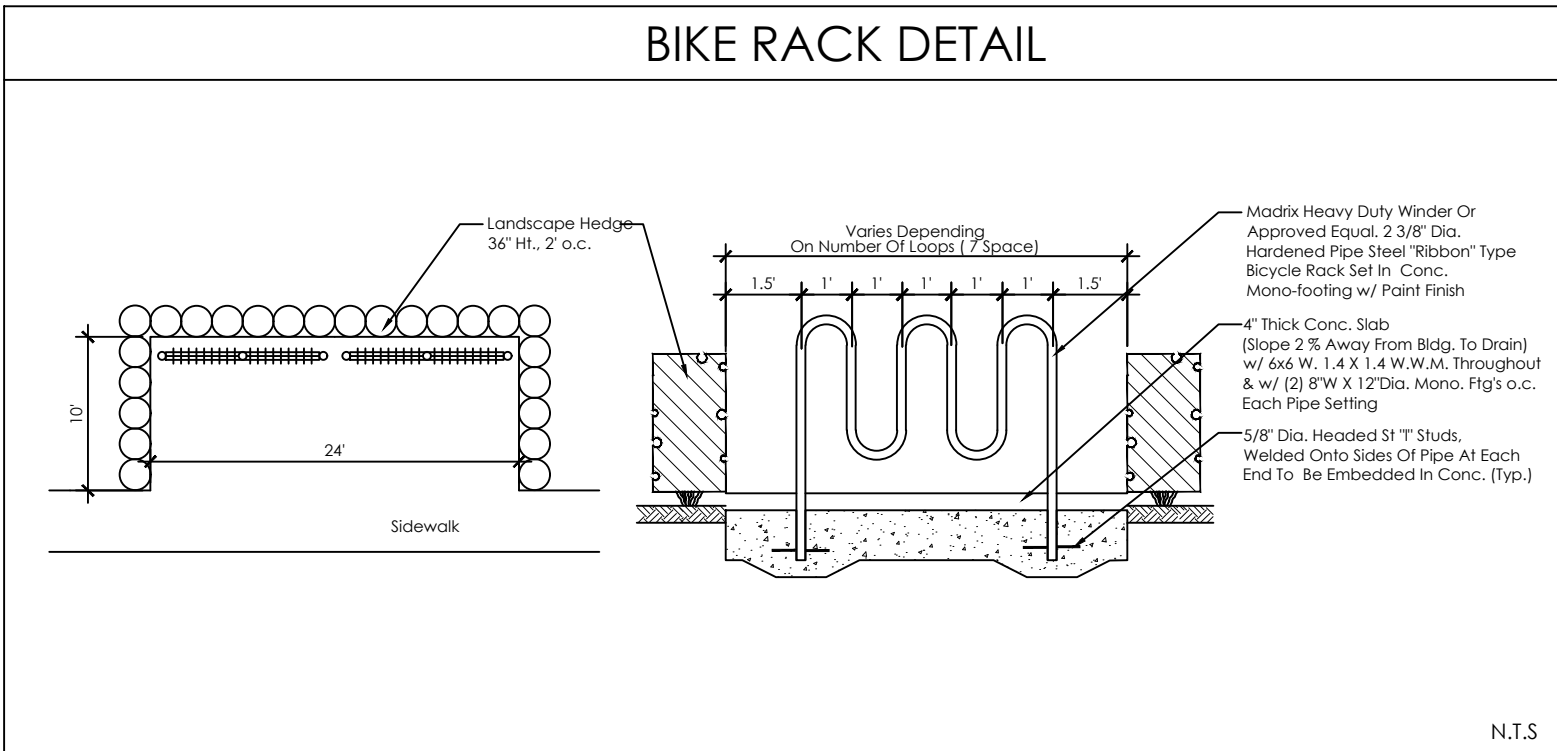


SITE TABULAR DATA	
Application Name	2001 N. Andrews
Application Number	MSP-2024-9
Existing Zoning District	General Industrial (I-1)
Address	2001 N. Andrews Ave
Property Control Numbers	48-42-27-26-00-40
	48-42-27-26-00-41
	48-42-27-26-00-61
Existing Use	Warehousing
Proposed Use	Food Processing and Manufacturing
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 First Floor area	58,657 s.f.
Mezzanine Area	13,216 s.f.
Total Gross Floor Area - Proposed	71,873 s.f.
Concurrency Approval*	
Warehousing and Food Processing	71,873 s.f. 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%	40% (58,657 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	61 Spaces	80 Spaces
Accessible Parking Spaces		
1 space per 25	4 Spaces	4 Spaces
Bicycle Parking		
1 per 10 spaces 20 Max	20 spaces	20 spaces
Loading		
3 + 1 per 50,000 sq ft GFA above 60,000 sq ft GFA	4	9



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	



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

GWB, LLC A Cheney Company

Pompano Processing Center

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

Submittal Date: 04/15/24

SITE PLAN