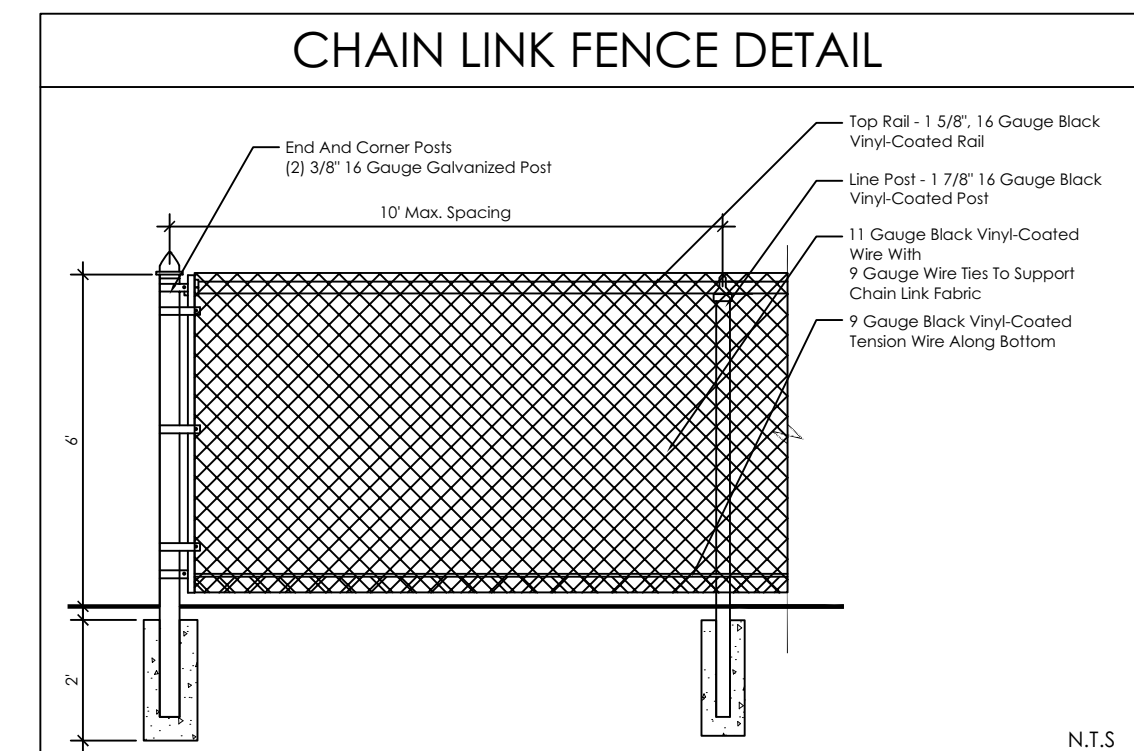
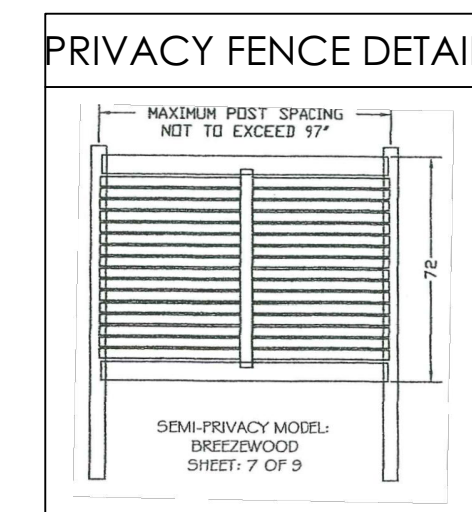


SITE TABULAR DATA		
Application Name	2001 N. Andrews Avenue	
Application Number	MSP-2024-5	
Existing Zoning District	General Industrial (I-1)	
Address	2001 N. Andrews Avenue	
Property Control Numbers	48-42-27-26-00-40	
	48-42-27-26-00-41	
	48-42-27-26-00-61	
Existing Use	Warehousing	
Proposed Use	Food 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 2551 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

