



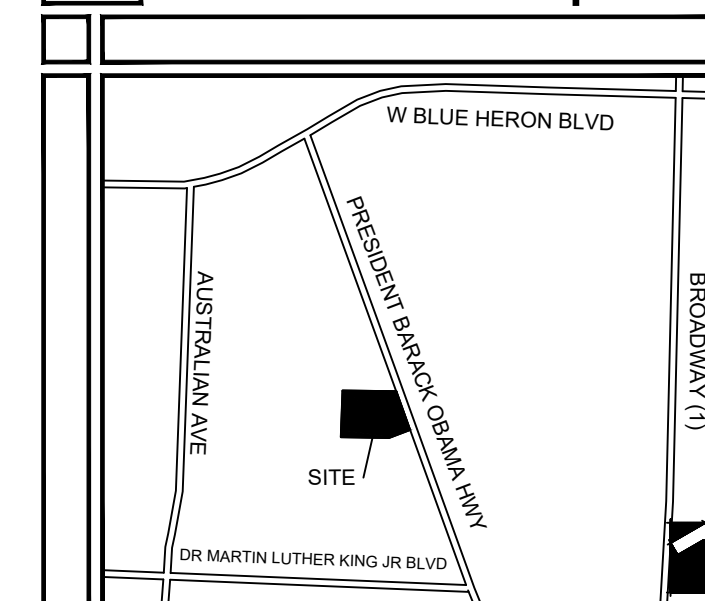
SCHMIDT NICHOLS

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

JDA Industrial
1301 President Barack Obama Hwy.
Riviera Beach, Florida

Location Map



Site Data

Application Number	SP-19-02/SE-19-01
Name of Project	JDA Industrial
Proposed Use	Warehouse and Storage
Future Land Use	Industrial
Zoning District	General Industrial (IG)
Property Control Numbers	56-43-42-33-00-000-3010
Traffic Analysis Zone	136
Total Site Area	7.23 AC. (314,967 s.f.)
Total Gross Floor Area	120,282 s.f.
Warehouse	120,282 s.f.
Warehouse/Storage	108,254 s.f.
Accessory Office (10%)	12,028 s.f.
Concurrence Approval*	
Warehouse/Storage	120,282 s.f.
*Concurrence is approved for the above uses and amounts shown on this plan.	
Total Floor Area Ratio	.38
Total Building Coverage	38%
Impervious Area	80%
Buildings	120,282 s.f.
Pavement/Walks	131,417 s.f.
Pervious Area	20%
Open Space	63,268 s.f.
Building Height	max. 50'
Proposed Building Height	43'-8"
Number of Stories	1
Number of Bay Doors	30
Parking Required	120 SPACES
Warehouse - 1 space/1,000 s.f. @ 120,282 s.f. = 120	
Proposed Parking	120 SPACES
Handicap Spaces Required	5
Handicap Spaces Proposed	5
Loading Required (12' x 30')	7
Loading Provided (12' x 54', 12' x 60')	52

Development Regulations

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX. FAR	MAX. BLDG. COVER.	MIN. PERVIOUS	SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	REAR	STREET
IG	1 AC.	--	--	--	1.15	45%	20%	40'	15'	15'	20'
IG	7.23 AC.	755'	755'	490'	0.38	38%	20%	41'	62'	41'	183'

Development Team

DEVELOPER:	JOHNSON DEVELOPMENT ASSOCIATES 100 DUNBAR STREET, SUITE 400 SPARTANBURG, SC 29306 (561) 684-6141
ARCHITECT:	MACGREGOR ASSOCIATES ARCHITECTS 2727 PACES FERRY ROAD, SE BLDG 2, STE 1400 ATLANTA, GA 30339 (770) 432-9400
CIVIL/TRAFFIC ENGINEER:	McLEOD, McCARTHY & ASSOCIATES, P.A. 1655 PALM BEACH LAKES BLVD WEST PALM BEACH, FL 33407 (561) 689-9500
PLANNER:	SCHMIDT NICHOLS 1551 N. FLAGLER DRIVE SUITE 102 WEST PALM BEACH, FLORIDA 33401 (561) 684-6141
SURVEYOR:	LIDBERG LAND SURVEYING, INC. 675 WEST INDIANTOWN ROAD, SUITE 200 JUPITER, FL 33458 (561) 746-8454

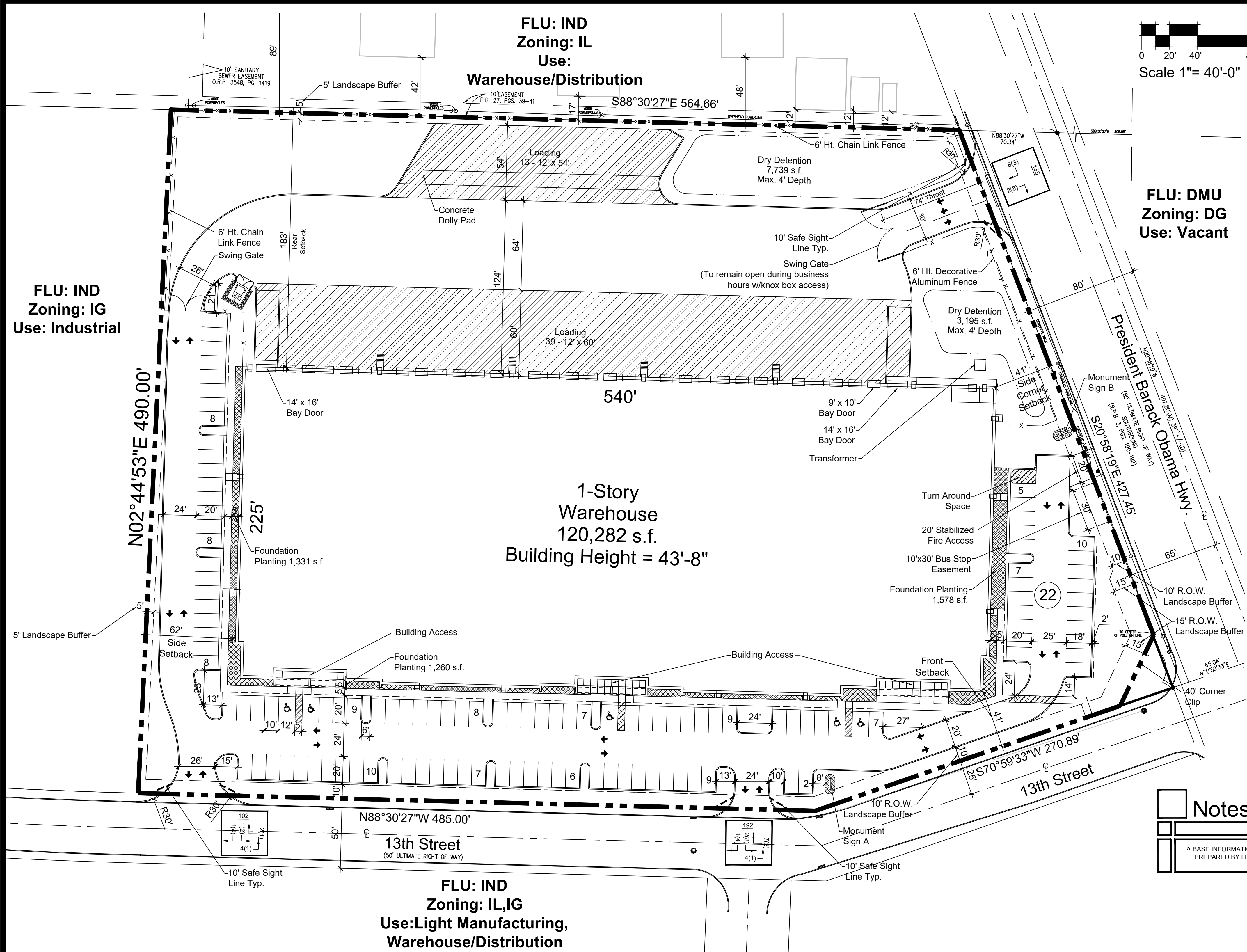
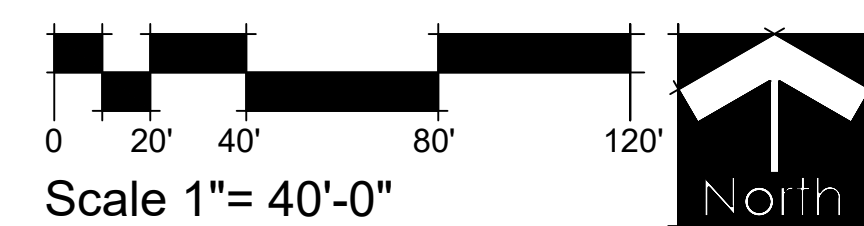
Date:	01/11/19
Scale:	1" = 40'-0"
Design By:	JN
Drawn By:	MA
Checked By:	JN
File No.	935.01
Job No.	18-110

REVISIONS / SUBMISSIONS

03/15/19	Resubmittal
04/10/19	Resubmittal

Site Plan

SP-1 of 2



FLU: DMU
Zoning: DG
Use: Vacant

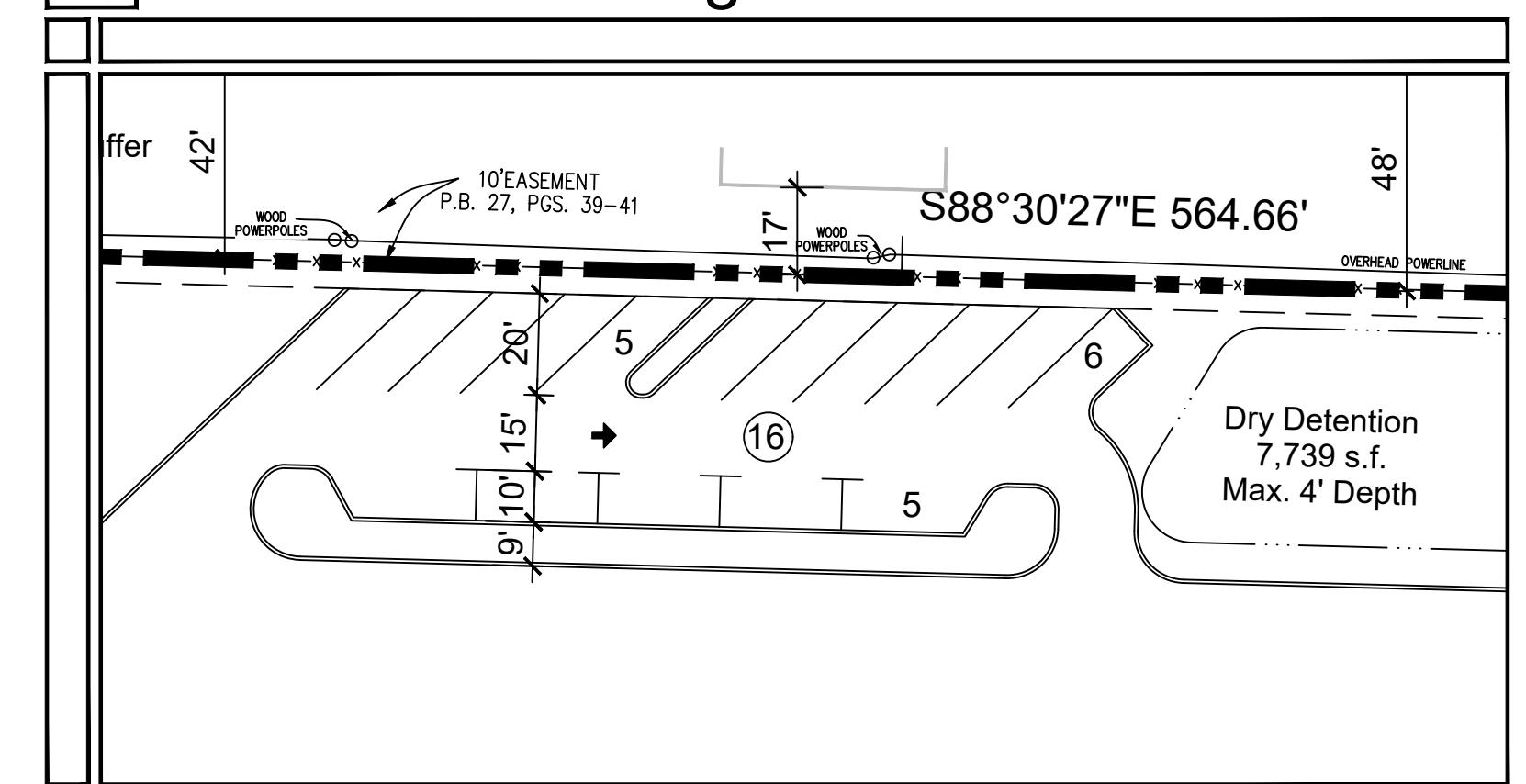
FLU: IND
Zoning: IG
Use: Industrial

FLU: IND
Zoning: IL,IG
Use: Light Manufacturing,
Warehouse/Distribution

Notes

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. DATED 12/18/18

Alternative Parking



Amendment Stamp

Blank area for an amendment stamp.

Zoning Stamp

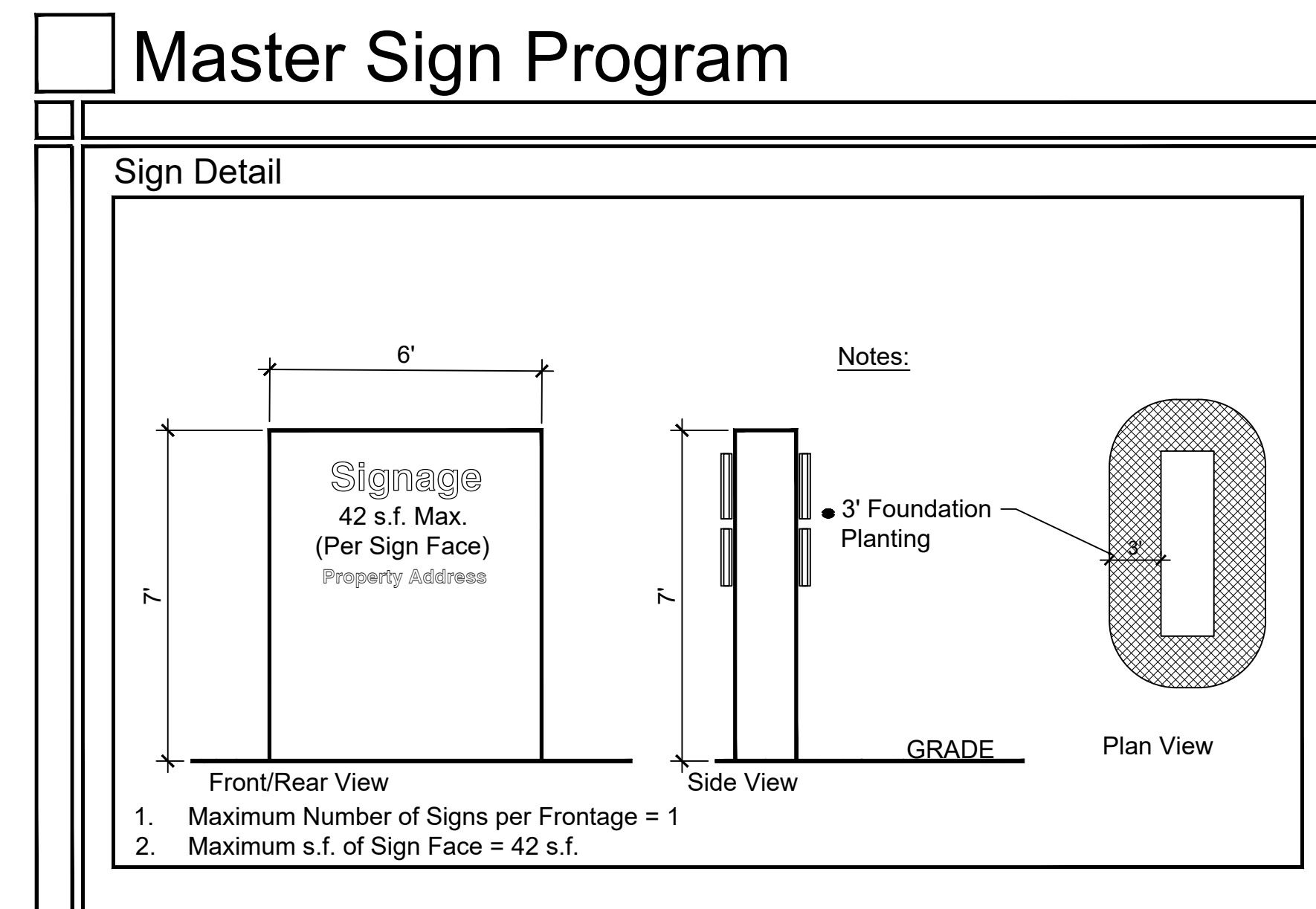
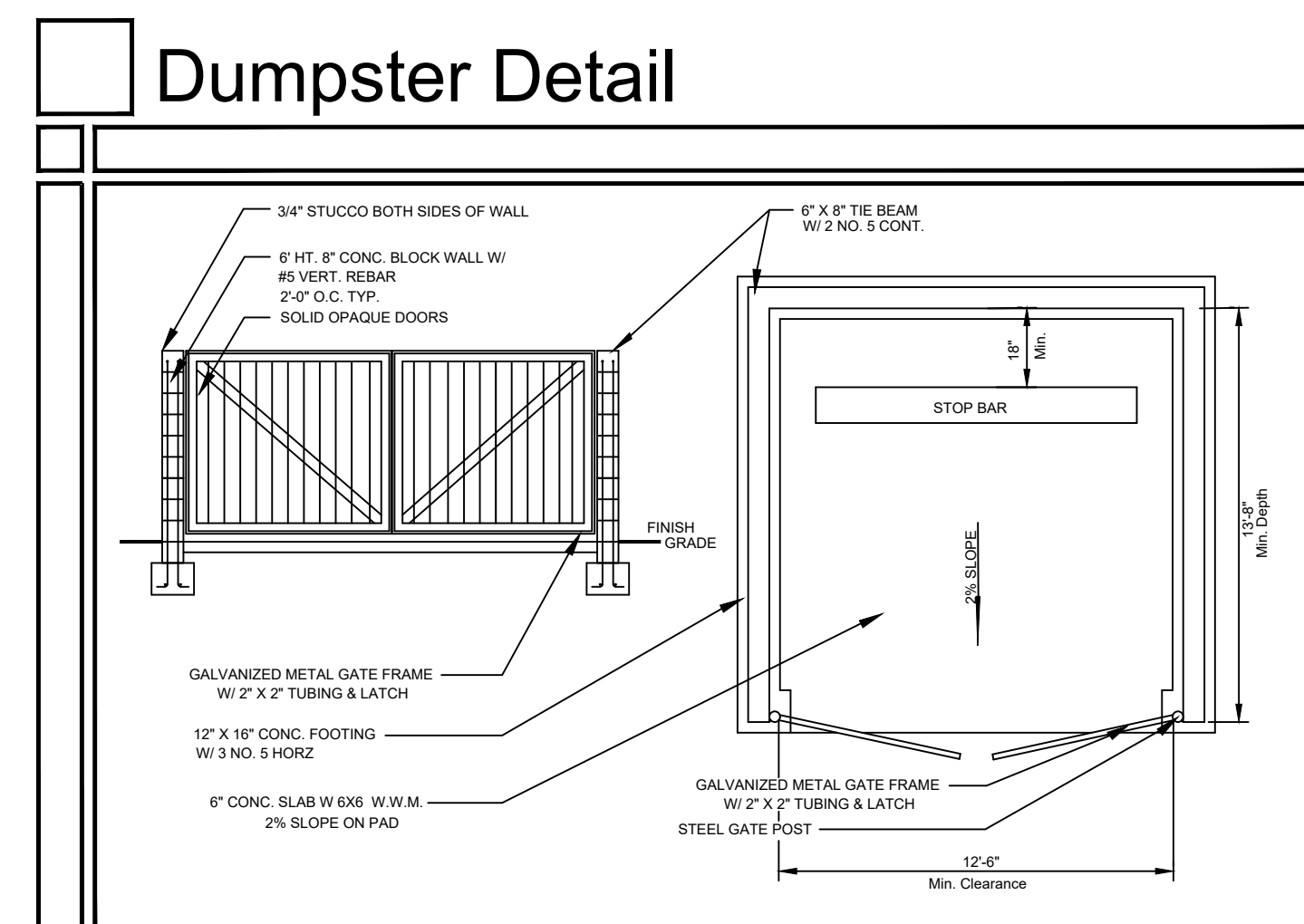
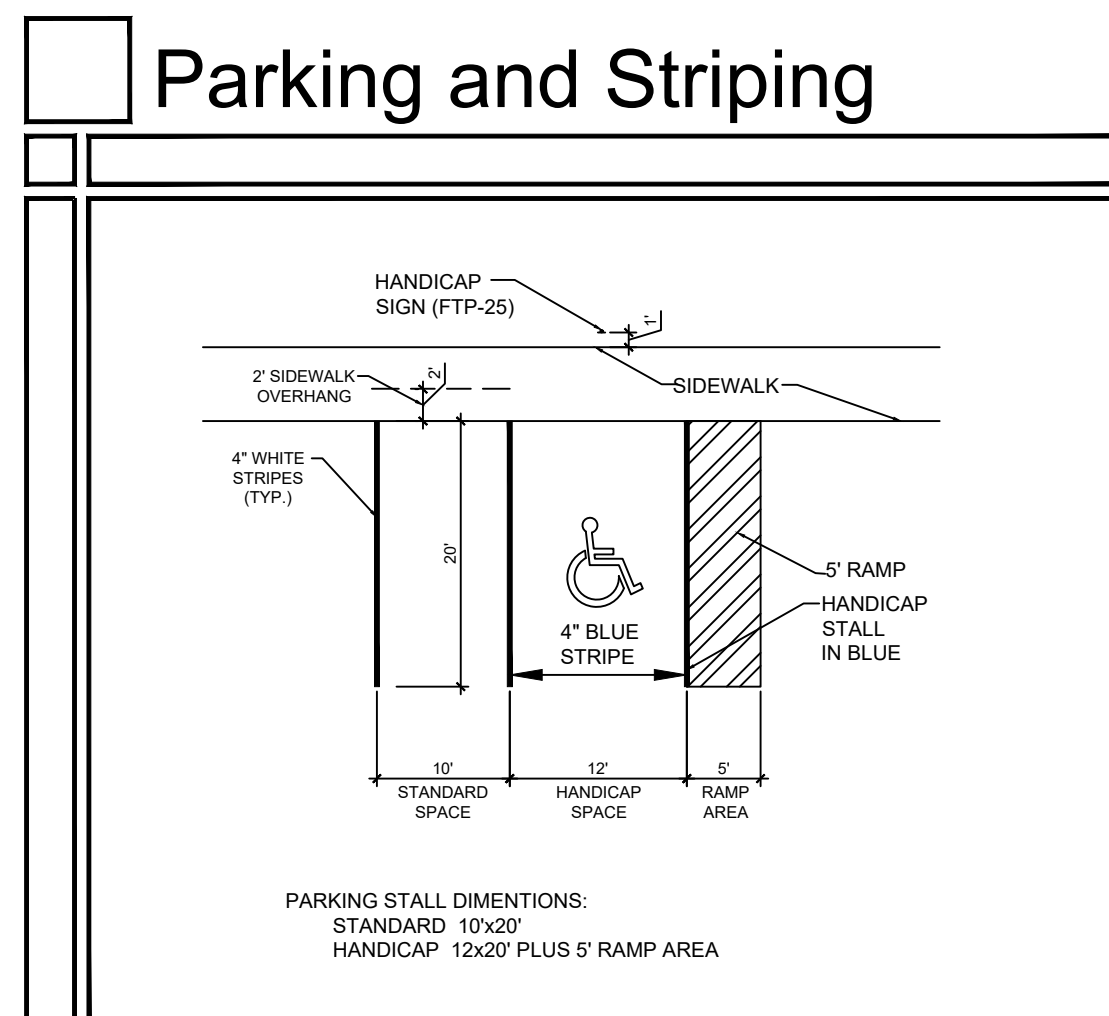
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Amendment Stamp

Zoning Stamp

Site
Plan