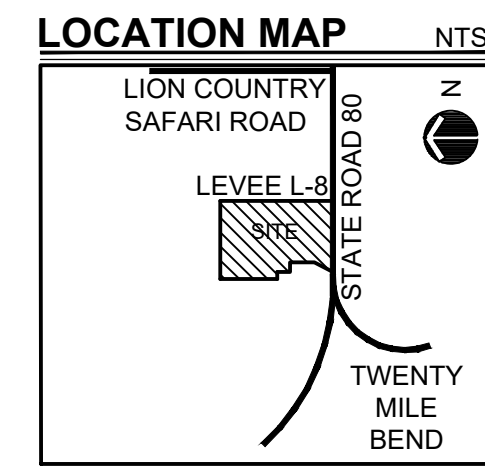
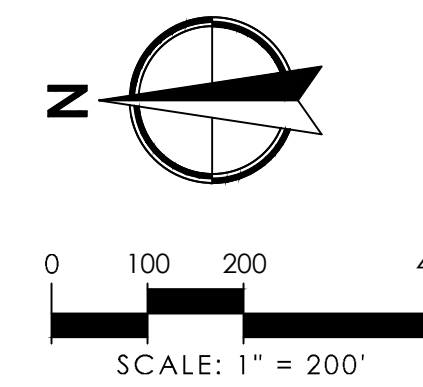


CPCC Draft Site Plan - February 2026



NO.	DATE	DESCRIPTION	REVISIONS
1	12/1/25	RESUBMITTAL #1	
2			
3			
4			
5			

CAD SITE PLANING	JOB NO.	DRAWN BY	CHECK BY	DATE
	2180.04	DS	DM	2025-10-17

PROJECT TANGO
 PALM BEACH COUNTY, FLORIDA
 FINAL SITE PLAN
 SHEET:
FSP-1
 1 OF 8

SITE DATA

APPLICATION NUMBER	PROJECT TANGO
APPLICATION NO.	DRO-2025-01875
CONTROL NUMBER	2015-0085
PROJECT NO.	05881-000
ORDINANCE NO. (FLU AMENDMENT LGA-2024-006)	2025-003
LAST ZC / BCC APPROVAL DATE	11-07-2024 / 01-30-2025
TIER	GLADES TIER / LIMITED URBAN SERVICE AREA
LAND USE DESIGNATION	EDC ZONING
PROPOSED USE	WAREHOUSE, ACCESSORY OFFICE AND USES PERMITTED IN AN EDC AND MUPD
OVERLAY DISTRICT	GLADES AREA PROTECTION OVERLAY (GAPO)

PROPERTY CONTROL NUMBERS (PCN)	00-40-43-29-01-002-0010
	00-40-43-29-01-002-0030
	00-40-43-29-01-002-0020
	00-40-43-29-01-002-0040
	00-40-43-29-01-002-0050
	00-40-43-29-01-001-0000
	00-40-43-29-01-015-0000
	00-40-43-29-01-023-0000
	A PORTION OF 00-40-43-32-000-1030
	00-40-43-32-000-1050
	00-40-43-32-01-012-0030

DEVELOPMENT OF THE SITE IS SUBJECT TO THE USE LIMITING CONDITIONS CONTAINED IN ORDINANCE 2025-003 AS FOLLOWS: COND. 1. DEVELOPMENT OF THE SITE UNDER THE ECONOMIC DEVELOPMENT CENTER FUTURE LAND USE DESIGNATION IS LIMITED TO A MAXIMUM OF 491,749 SQUARE FEET OF LIGHT INDUSTRIAL USES AND 2,786,577 SQUARE FEET OF WAREHOUSE USES, OR OTHER USES WHICH DO NOT EXCEED THE EQUIVALENT TRAFFIC GENERATING TRIPS. COND. 2. RESIDENTIAL USES (EXCEPT SECURITY OR CARETAKERS QUARTERS) ARE PROHIBITED.

GROSS SITE AREA	202.67 AC.
GROSS FLOOR AREA (EDC MUPD USES)	3,594,564 SF.
WAREHOUSE (BLDG 1-6) (INCLUDES 128,190 SF ACCESSORY OFFICE)	2,346,564 SF.
DATA INFORMATION PROCESSING (BLDG 7-11) (INCLUDES 90,000 SF ACCESSORY OFFICE)	1,032,000 SF.
MINOR UTILITY	216,000 SF.
TOTAL PARKING REQUIRED	2,456 SP.
DATA INFORMATION PROCESSING (942,000 SF AT 1 SP/2,000 SF)	471 SP.
ACCESSORY OFFICE (90,000 SF AT 1 SP/250 SF)	360 SP.
WAREHOUSE (2,218,374 SF AT 1 SP/2,000 SF)	1,109 SP.
ACCESSORY OFFICE (128,190 SF AT 1 SP/250 SF)	513 SP.
MINOR UTILITY (1 SP / MINOR UTILITY)	3 SP.
TOTAL PARKING PROVIDED	2,722 SP.
DATA INFORMATION PROCESSING	691 SP.
ACCESSORY OFFICE	360 SP.
WAREHOUSE	1,155 SP.
ACCESSORY OFFICE	513 SP.
MINOR UTILITY	3 SP.
TRAFFIC ANALYSIS ZONE (TAZ)	1059
MAX. BUILDING HEIGHT	35'
FINISH FLOOR ELEVATION	MIN. 2'

CONCURRENCY APPROVAL

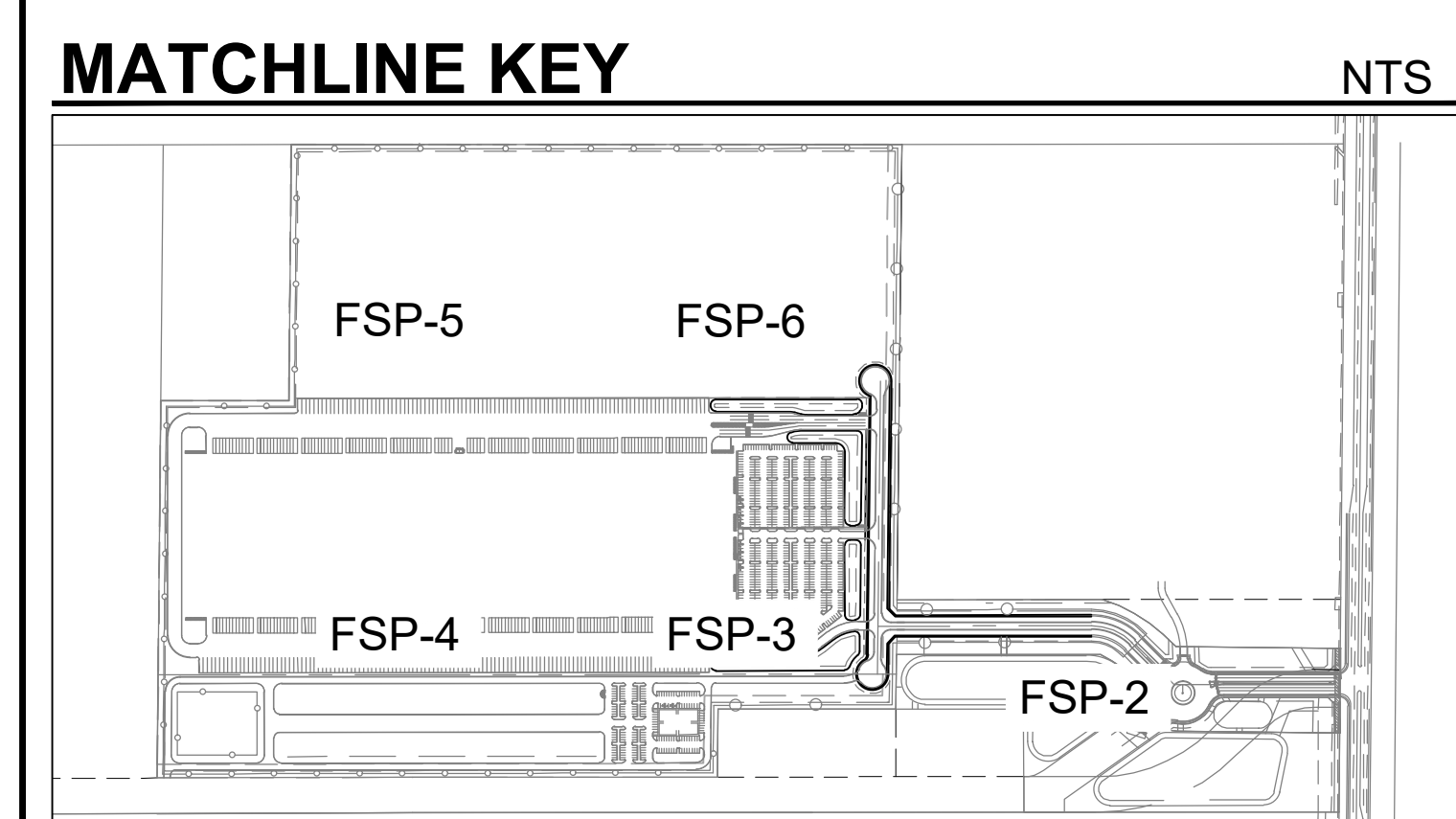
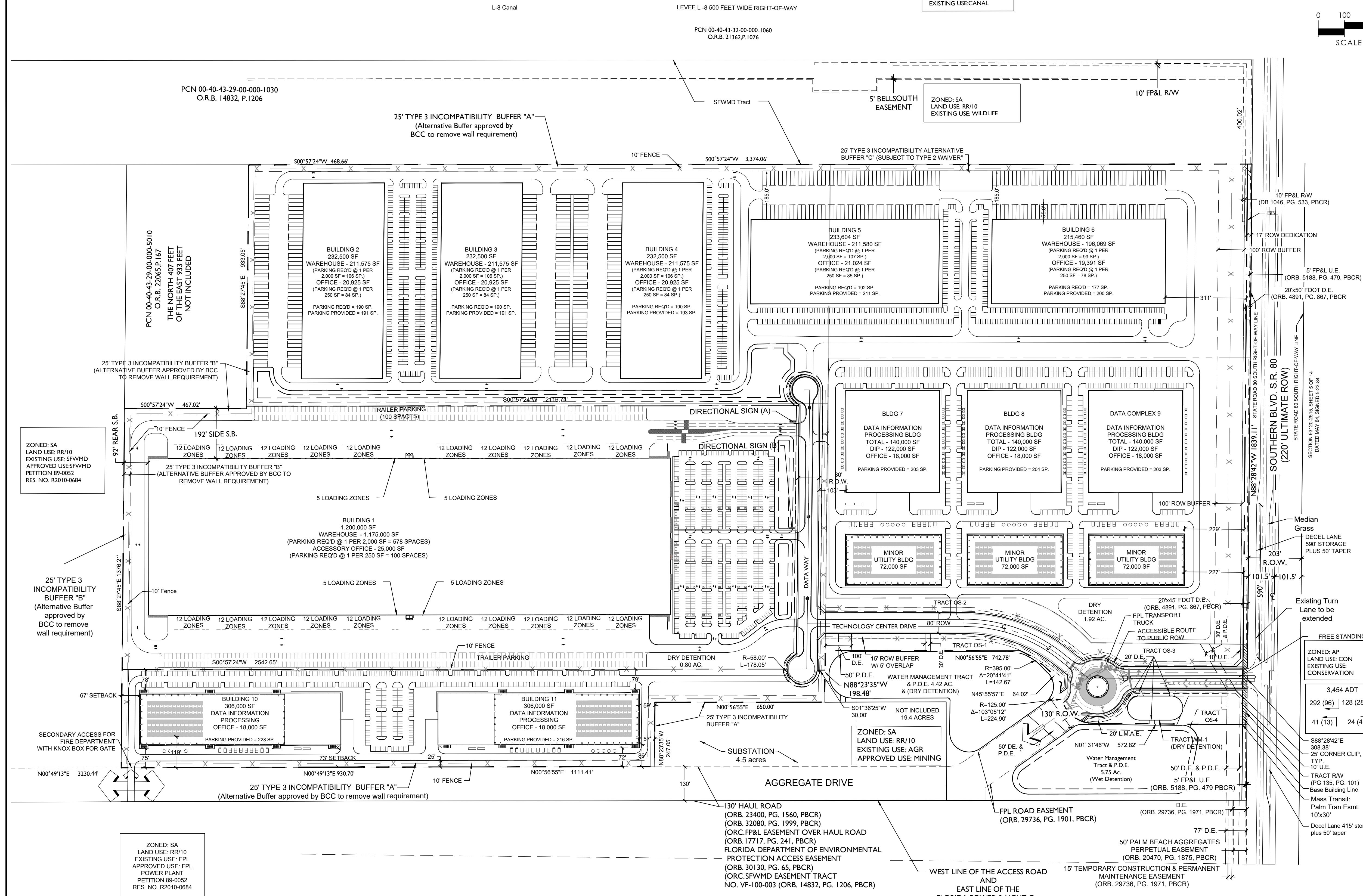
DATA INFORMATION PROCESSING	1,032,000 SF (INCLUDES 90,000 SF ACCESSORY OFFICE USE)
WAREHOUSE	2,346,564 SF (INCLUDES 128,190 SF ACCESSORY OFFICE USE)
MINOR UTILITY	216,000 SF

*CONCURRENCY IS APPROVED FOR THE ABOVE USES SHOWN ON THIS PLAN. SQUARE FOOTAGE AMOUNTS AND USES WILL BE UPDATED AS SITE PLANS ARE SUBMITTED.

- ### NOTES:
- THE DEVELOPER REQUESTS THE ABILITY TO SUBDIVIDE THE PROPERTY PURSUANT TO THE PLATTING EXEMPTION OF ARTICLE 11.A.6.B., SUBDIVISION OF COMMERCIAL AND INDUSTRIAL BUILDING SITES. SUBDIVISION LINES WITH BEARINGS AND DISTANCES HAVE BEEN PROVIDED FOR EACH PARCEL.
 - MAXIMUM HEIGHT IS 35', ADDITIONAL SETBACK REQUIRED AT 1:1 FOR ADDITIONAL HEIGHT. PER ART.3.D.1.E.2.A.

LEGEND

AC = ACRES	PDR = PROPERTY DEVELOPMENT REGULATIONS
ADT = AVERAGE DAILY TRIPS	PG = PAGE
B.B.L. = BASE BUILDING LINE	ROW = RIGHT-OF-WAY
CL = CENTER LINE	S.B. = SETBACK
D.I.P. = DATA INFORMATION PROCESSING	S.F. = SQUARE FEET
P.D.E. = PUBLIC DRAINAGE EASEMENT	S/W = SIDEWALK
ESM = EASEMENT	T.B.A. = TO BE ABANDONED
EX = EXISTING	TYP. = TYPICAL
FLU = FUTURE LAND USE	LWDD = LAKE WORTH DRAINAGE DISTRICT
LWDD = LAKE WORTH DRAINAGE DISTRICT	ULDC = UNIFIED LAND DEVELOPMENT CODE
O.S. = OPEN SPACE	
P.B. = PLAT BOOK	



VARIANCE CHART

VESTED VARIANCE NO.	ULDC REFERENCE ARTICLE / SECTION	REQUIRED	PROVIDED	VARIANCE REQUEST	APPROVAL DATE / RESOLUTION NO.
1	TABLE 6.1.B. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS	1 SPACE PER 250 SQ. FT. OF DATA INFORMATION PROCESSING USE.	1 SPACE PER 2,000 SQ. FT. OF DATA INFORMATION PROCESSING USE.	ALLOW PARKING REQUIREMENT RATIO OF 1 SPACE PER 2,000 SQ. FT. OF DATA INFORMATION PROCESSING USE.	04/07/16 ZR-2017-009 VESTED FOR THE 138+ AC. ORIGINAL PORTION OF THE MUPD
2	ART. 3.E.1.C.2.h.5 PLANNED DEVELOPMENT PARKING NON-RESIDENTIAL	30% OF REQUIRED PARKING SPACES TO BE LOCATED AT THE REAR OR SIDE OF THE BUILDING.	NO PARKING SPACES PROVIDED AT THE REAR OR SIDE OF THE BUILDINGS.	TO ELIMINATE THE REQUIRED PARKING SPACES ON THE REAR AND SIDE OF THE BUILDING.	04/06/17 ZR-2017-009 VESTED FOR THE 138+ AC. ORIGINAL PORTION OF THE MUPD
3	ART. 3.E.3.B.1.d MULTIPLE DEVELOPMENT (MUPD) PROPERTY DEVELOPMENT REGULATIONS	PROVIDE INTERCONNECTION BETWEEN USES WITHIN AND ADJACENT TO THE MUPD.	NO INTERCONNECTION BETWEEN USES WITHIN AND ADJACENT TO THE MUPD.	TO ELIMINATE THE INTERCONNECTIVITY BETWEEN USES WITHIN AND ADJACENT TO THE MUPD	04/06/17 ZR-2017-009
4	TABLE 6.1.B. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.	1 SPACE PER 250 SQ. FT. OF DATA INFORMATION PROCESSING USE.	1 SPACE PER 2,000 SQ. FT. OF DATA INFORMATION PROCESSING USE.	ALLOW PARKING REQUIREMENT RATE OF 1 SPACE PER 2,000 SQ. FT. OF DATA INFORMATION PROCESSING USE.	12/04/25 ZR-2025-014

PROPERTY DEVELOPMENT REGULATIONS

MUPD	DRO SUBMITTAL				SETBACKS				
	NET ACRE	WIDTH	DEPTH	FAR	FRONT	SIDE	REAR	REAR STREET	
REQUIRED	5.0	300'	300'	.85	45%	30'	15'	30'	20'
PROPOSED	202.67	308.38'	1,720'	.41	37%	227'	57'	N/A	67'

PLANNED DEVELOPMENT CHART

MUPD	DRO SUBMITTAL				BCC APPROVAL			
	NET ACRE	MAX BLD COVER.	FAR	%	MAX BLD COVER.	FAR	%	CHANGE
REQUIRED		45%	.85		45%	.85	0%	
PROPOSED	202.67	37%	.41		45%	.85	0%	

DRAFT
2026-02-23