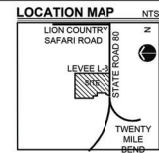
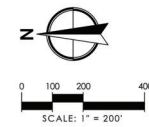


# CPCC Draft Site Plan - June 5, 2026



NO.	DATE	REVISIONS
1	06/05/26	PRELIMINARY #1
2	06/22/26	PRELIMINARY #2
3	06/29/26	PRELIMINARY #3
4	07/06/26	PRELIMINARY #4
5	07/13/26	PRELIMINARY #5
6	07/20/26	PRELIMINARY #6
7	07/27/26	PRELIMINARY #7
8	08/03/26	PRELIMINARY #8
9	08/10/26	PRELIMINARY #9
10	08/17/26	PRELIMINARY #10
11	08/24/26	PRELIMINARY #11
12	08/31/26	PRELIMINARY #12
13	09/07/26	PRELIMINARY #13
14	09/14/26	PRELIMINARY #14
15	09/21/26	PRELIMINARY #15
16	09/28/26	PRELIMINARY #16
17	10/05/26	PRELIMINARY #17
18	10/12/26	PRELIMINARY #18
19	10/19/26	PRELIMINARY #19
20	10/26/26	PRELIMINARY #20
21	11/02/26	PRELIMINARY #21
22	11/09/26	PRELIMINARY #22
23	11/16/26	PRELIMINARY #23
24	11/23/26	PRELIMINARY #24
25	11/30/26	PRELIMINARY #25
26	12/07/26	PRELIMINARY #26
27	12/14/26	PRELIMINARY #27
28	12/21/26	PRELIMINARY #28
29	12/28/26	PRELIMINARY #29
30	01/04/27	PRELIMINARY #30
31	01/11/27	PRELIMINARY #31
32	01/18/27	PRELIMINARY #32
33	01/25/27	PRELIMINARY #33
34	02/01/27	PRELIMINARY #34
35	02/08/27	PRELIMINARY #35
36	02/15/27	PRELIMINARY #36
37	02/22/27	PRELIMINARY #37
38	02/29/27	PRELIMINARY #38
39	03/06/27	PRELIMINARY #39
40	03/13/27	PRELIMINARY #40
41	03/20/27	PRELIMINARY #41
42	03/27/27	PRELIMINARY #42
43	04/03/27	PRELIMINARY #43
44	04/10/27	PRELIMINARY #44
45	04/17/27	PRELIMINARY #45
46	04/24/27	PRELIMINARY #46
47	05/01/27	PRELIMINARY #47
48	05/08/27	PRELIMINARY #48
49	05/15/27	PRELIMINARY #49
50	05/22/27	PRELIMINARY #50
51	05/29/27	PRELIMINARY #51
52	06/05/27	PRELIMINARY #52
53	06/12/27	PRELIMINARY #53
54	06/19/27	PRELIMINARY #54
55	06/26/27	PRELIMINARY #55
56	07/03/27	PRELIMINARY #56
57	07/10/27	PRELIMINARY #57
58	07/17/27	PRELIMINARY #58
59	07/24/27	PRELIMINARY #59
60	07/31/27	PRELIMINARY #60
61	08/07/27	PRELIMINARY #61
62	08/14/27	PRELIMINARY #62
63	08/21/27	PRELIMINARY #63
64	08/28/27	PRELIMINARY #64
65	09/04/27	PRELIMINARY #65
66	09/11/27	PRELIMINARY #66
67	09/18/27	PRELIMINARY #67
68	09/25/27	PRELIMINARY #68
69	10/02/27	PRELIMINARY #69
70	10/09/27	PRELIMINARY #70
71	10/16/27	PRELIMINARY #71
72	10/23/27	PRELIMINARY #72
73	10/30/27	PRELIMINARY #73
74	11/06/27	PRELIMINARY #74
75	11/13/27	PRELIMINARY #75
76	11/20/27	PRELIMINARY #76
77	11/27/27	PRELIMINARY #77
78	12/04/27	PRELIMINARY #78
79	12/11/27	PRELIMINARY #79
80	12/18/27	PRELIMINARY #80
81	12/25/27	PRELIMINARY #81
82	01/01/28	PRELIMINARY #82
83	01/08/28	PRELIMINARY #83
84	01/15/28	PRELIMINARY #84
85	01/22/28	PRELIMINARY #85
86	01/29/28	PRELIMINARY #86
87	02/05/28	PRELIMINARY #87
88	02/12/28	PRELIMINARY #88
89	02/19/28	PRELIMINARY #89
90	02/26/28	PRELIMINARY #90
91	03/05/28	PRELIMINARY #91
92	03/12/28	PRELIMINARY #92
93	03/19/28	PRELIMINARY #93
94	03/26/28	PRELIMINARY #94
95	04/02/28	PRELIMINARY #95
96	04/09/28	PRELIMINARY #96
97	04/16/28	PRELIMINARY #97
98	04/23/28	PRELIMINARY #98
99	04/30/28	PRELIMINARY #99
100	05/07/28	PRELIMINARY #100

SITE DATA	
APPLICATION NAME	PROJECT TANGO
APPLICATION NO.	DR0-2026-0170
CONTROL NUMBER	2015-0085
PROJECT NO.	20681-000
ORDINANCE NO. (FLU AMENDMENT LGA 2024-006)	2025-003
LAST 20' BCC APPROVAL DATE	11/07/2024 7/0/2025
TIER	GLADES TIER / LIMITED URBAN SERVICE AREA
LAND USE DESIGNATION	EDC ZONING
PROPOSED USE	WAREHOUSE, ACCESSORY OFFICE, DATA AND INFORMATION PROCESSING, AND USES PERMITTED IN AN EDC AND MUPO
OVERLAY DISTRICT	GLADES AREA PROTECTION OVERLAY (GAPO)
PROPERTY CONTROL NUMBERS (PCN)	00-40-43-29-00-000-101000 00-40-43-29-01-002-0010 00-40-43-29-01-002-0030 00-40-43-29-01-002-0020 00-40-43-29-01-015-0040 00-40-43-29-01-015-0050 00-40-43-29-01-023-0000 00-40-43-29-01-023-0010 00-40-43-29-01-023-0020 00-40-43-29-01-023-0030
GROSS SITE AREA	202.67 AC.
GROSS FLOOR AREA (EDC MUPO USES)	3,584,564 SF.
WAREHOUSE (BLDG 1-6) (INCLUDES 128,190 SF ACCESSORY OFFICE)	1,346,564 SF.
DATA AND INFORMATION PROCESSING (BLDG 7-11) (INCLUDES 90,000 SF ACCESSORY OFFICE)	.032,000 SF.
MINOR UTILITY	216,000 SF.
TOTAL PARKING PROVIDED	2,496 SP.
DATA AND INFORMATION PROCESSING (942,000 SF AT 1 SP/250 SF)	471 SP.
ACCESSORY OFFICE (90,000 SF AT 1 SP/250 SF)	360 SP.
WAREHOUSE (2,128,000 SF AT 1 SP/200 SF)	1,064 SP.
ACCESSORY OFFICE (128,190 SF AT 1 SP/250 SF)	513 SP.
MINOR UTILITY (1 SP / MINOR UTILITY)	3 SP.
REQUIRED LOADING	28 SP.
DATA AND INFORMATION PROCESSING	48 SP.
WAREHOUSE	691 SP.
ACCESSORY OFFICE	380 SP.
WAREHOUSE	1,153 SP.
MINOR UTILITY	513 SP.
PROVIDED LOADING	3 SP.
DATA AND INFORMATION PROCESSING	28 SP.
WAREHOUSE	481 SP.
TRAFFIC ANALYSIS ZONE (TAZ)	1059
MAX BUILDING HEIGHT	30'
FINISH FLOOR ELEVATION	MIN. 23'
"CONCURRENCY APPROVAL"	
WAREHOUSE	2,346,564 SF (INCLUDES 128,190 SF ACCESSORY OFFICE USE)
DATA AND INFORMATION PROCESSING	1,032,000 SF (INCLUDES 90,000 SF ACCESSORY OFFICE USE)
MINOR UTILITY	216,000 SF
CONCURRENCY APPROVED FOR THE ABOVE USES SHOWN ON THIS PLAN.	36,000 SF
SQUARE FOOTAGE AMOUNTS AND USES WILL BE UPDATED AS SITE PLANS ARE SUBMITTED.	

- NOTES:**
- THE DEVELOPER SUBmits THE ABILITY TO SUBdivide THE PROPERTY PURSUANT TO THE PLATTING EMBODIMENT 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 30', ADDITIONAL SETBACK REQUIRED AT 1:1 FOR ADDITIONAL HEIGHT, PER ART 11.A.1E.2.A.
- LEGEND**
- |  |  |
|--|--|
| AC = ACRES                             | P.B. = PLAT BOOK                         |
| ADT = AVERAGE DAILY TRIPS              | PD = PROPERTY DEVELOPMENT REGULATIONS    |
| B.L. = BASE BUILDING LINE              | PG = PAGE                                |
| CL = CENTER LINE                       | D.I.P. = DATA AND INFORMATION PROCESSING |
| D.P. = DATA AND INFORMATION PROCESSING | S.W. = SETBACK                           |
| P.D.E. = PUBLIC DRAINAGE EASEMENT      | S.F. = SQUARE FEET                       |
| ESMT = EASEMENT                        | S.W. = SQUARE FEET                       |
| EX. = EXISTING                         | T.B.A. = TO BE ABANDONED                 |
| FLU = FUTURE LAND USE                  | TYP. = TYPICAL                           |
| LWD/D = LAKE WORTH DRAINAGE DISTRICT   | U.E. = UTILITY EASEMENT                  |
| ULDC = UNIFIED LAND DEVELOPMENT CODE   | U.L.D.C. = UNIFIED LAND DEVELOPMENT CODE |
| O.R.B. = ORIGINAL RECORD BOOK          | V. = VEHICULAR ACCESS                    |
| O.S. = OPENSPACE                       |  |

**EXISTING APPROVAL NOT INCLUDED IN THIS APPLICATION**

**SHADED AREA IN REVIEW FOR ADMINISTRATIVE DRO MODIFICATION TO APPROVED FINAL SITE PLAN (APPLICATION NO: DRO-2026-00966)**

VARIANCE NO.	UDC REFERENCE	REQUIRED	PROVIDED	VARIANCE REQUEST	APPROVAL DATE / RESOLUTION NO.
1	ART 3.1.E.2.A.5 PLANNED DEVELOPMENT PARKING MIN.	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 BUILDING.	TO ELIMINATE THE REQUIRED PARKING SPACES ON THE REAR/SIDE OF THE BUILDING.	04/06/17 29-201-000
2	ART 3.1.E.2.A.5 PLANNED DEVELOPMENT (BAPD) PROPERTY DEVELOPMENT REGULATIONS	PROVIDE INTERCONNECTION BETWEEN USES WITHIN AND ADJACENT TO THE MAPD.	NO INTERCONNECTION BETWEEN USES WITHIN AND ADJACENT TO THE MAPD.	TO ELIMINATE THE INTERCONNECTIVITY BETWEEN USES WITHIN AND ADJACENT TO THE MAPD.	04/06/17 29-201-000
VARIANCE CHART	UDC REFERENCE	REQUIRED	PROVIDED	VARIANCE REQUEST	APPROVAL DATE / RESOLUTION NO.
1	TABLE 6.8.3. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.	1 SPACE PER 200 SQ. FT. OF DATA AND INFORMATION PROCESSING USE.	1 SPACE PER 2,000 SQ. FT. OF DATA AND INFORMATION PROCESSING USE.	ALLOTTED PARKING REQUIREMENT RATE OF 1 SPACE PER 2,000 SQ. FT. OF DATA AND INFORMATION PROCESSING USE.	12/04/25 29-205-014

**PROPERTY DEVELOPMENT REGULATIONS**

MUPO	DRO SUBMITTAL	SETBACKS
	NET WIDTH/DEPTH	FRONT/SIDE/REAR STREET
REQUIRED	5.0' 30ft	30' 15' 30'
PROPOSED	202.67 308.38' 1,720'	41' 37% 227' 57' N/A 67'

**PLANNED DEVELOPMENT CHART**

MUPO	DRO SUBMITTAL	BCC APPROVAL	% CHANGE
	NET ACRE	MAX BLD COVER	FAR
REQUIRED	202.67	45%	85 0%
PROPOSED	202.67	37%	41 48% 85 0%

**FOR INFORMATIONAL PURPOSES ONLY**