

SITE DATA

APPLICATION NAME: PROJECT TANGO
 APPLICATION NO.: TBD
 CONTROL NUMBER: 2015-00085
 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: MUPD
 PROPOSED USE: WAREHOUSE, ACCESSORY OFFICE AND USES PERMITTED IN AN EDC AND MUPD
 OVERLAY DISTRICT: GLADES AREA PROTECTION OVERLAY (GAPO)

PROPERTY CONTROL NUMBERS (PCN):
 (DB 1046, PG. 533, PBCR) 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
 00-40-43-29-00-000-1030
 00-40-43-32-00-000-1050
 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.
 -PHASE 1 71,941 AC.
 -PHASE 2 58.27 AC.
 -PHASE 3 46.85 AC.
 -PHASE 4 27.60 AC.
GROSS FLOOR AREA (EDC MUPD USES) 2,707,380 SF

-PHASE 1
 WAREHOUSE (BLDG A) (INCLUDES 25,000 SF ACCESSORY OFFICE) 1,200,000 SF
 -PHASE 2
 DATA INFORMATION PROCESSING (BLDG. 1,2,3,9,10,11) 788,520 SF
 (INCLUDES 50,100 SF ACCESSORY OFFICE)
 -PHASE 3
 DATA INFORMATION PROCESSING (BLDG. 4,5,6,7,8) 718,860 SF
 (INCLUDES 41,750 SF ACCESSORY OFFICE)
 -PHASE 4 (FUTURE PHASE)
 REQUIRES APPROVAL BY THE DRO AT A FUTURE DATE T.B.D.

TOTAL PARKING REQUIRED 1,763 SP.
 DATA INFORMATION PROCESSING (1,415,530 SF AT 1 SP/2,000 SF) 708 SP.
 ACCESSORY OFFICE (91,850 SF AT 1 SP/250 SF) 367 SP.
 WAREHOUSE (1,175,000 SF AT 1 SP/2,000 SF) 588 SP.
 ACCESSORY OFFICE (25,000 SF AT 1 SP/250 SF) 100 SP.
TOTAL PARKING PROVIDED 2,222 SP.
 DATA INFORMATION PROCESSING 708 SP.
 ACCESSORY OFFICE 794 SP.
 WAREHOUSE 588 SP.
 ACCESSORY OFFICE 132 SP.
TOTAL LOADING SPACES REQUIRED 63 SP.
 WAREHOUSE 25 SP.
 DATA INFORMATION PROCESSING 38 SP.
TOTAL LOADING SPACES PROVIDED 304 SP.
 WAREHOUSE 260 SP.
 DATA INFORMATION PROCESSING 44 SP.
 BUILDING COVERAGE FAR PROPOSED 25.2%
 MAXIMUM FAR 31
 TRAFFIC ANALYSIS ZONE (TAZ) 1,059
 MAX. BUILDING HEIGHT 75'
 FINISH FLOOR ELEVATION MIN. 23'

"CONCURRENCY APPROVAL"

DATA INFORMATION PROCESSING 1,507,380 SF (INCLUDES 91,850 SF ACCESSORY OFFICE USE)
 WAREHOUSE 1,200,000 SF (INCLUDES 25,000 SF ACCESSORY OFFICE USE)

"CONCURRENCY IS APPROVED FOR THE ABOVE USES SHOWN ON THIS PLAN."

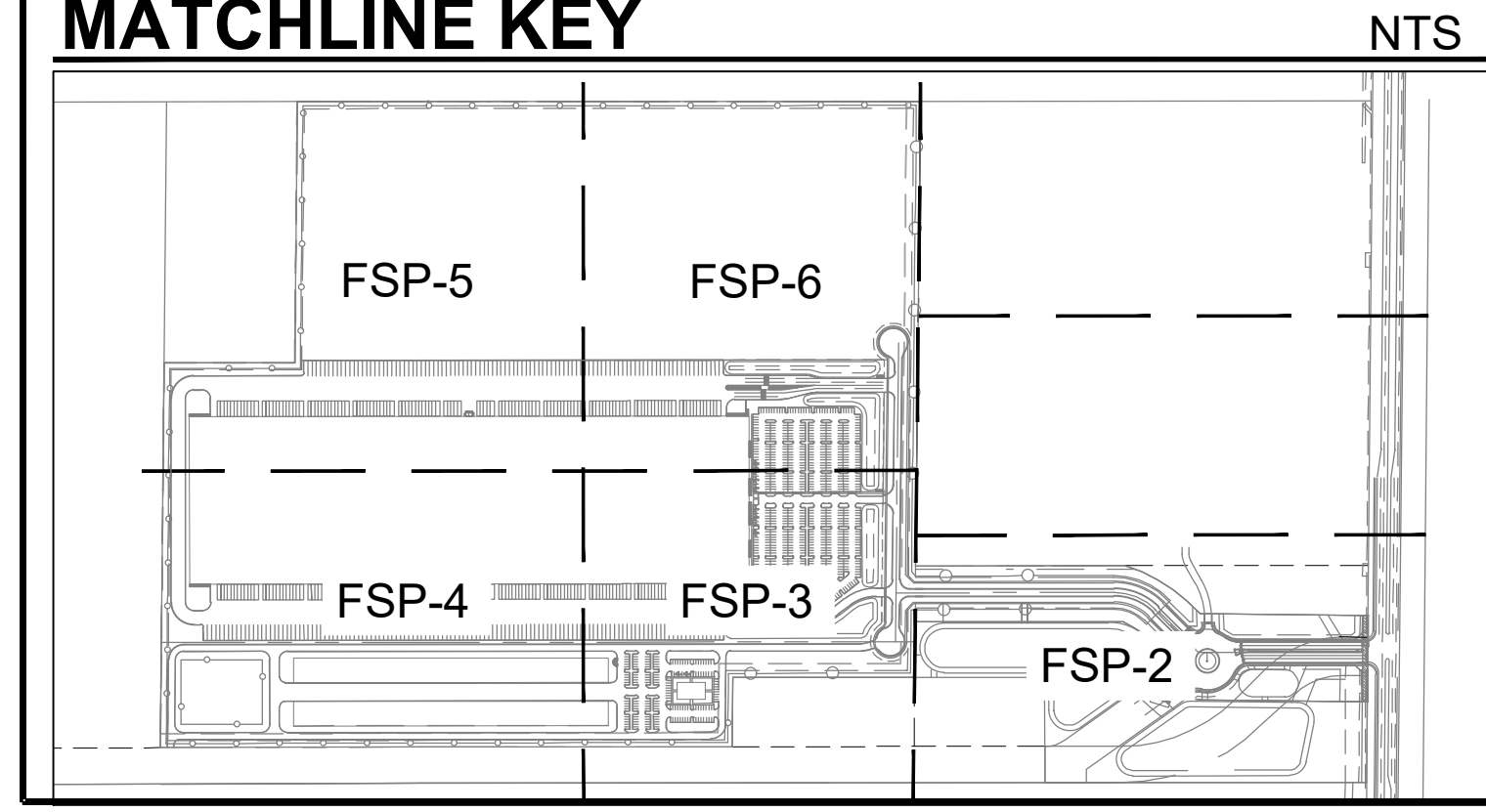
NOTES:

1. 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.

LEGEND

AC = ACRES
 ADT = AVERAGE DAILY TRIPS
 B.B.L. = BASE BUILDING LINE
 CL = CENTER LINE
 D.I.P. = DATA INFORMATION PROCESSING
 P.D.E. = PUBLIC DRAINAGE EASEMENT
 ESMT = EASEMENT
 EX = EXISTING
 FLU = FUTURE LAND USE
 LWDD = LAKE WORTH DRAINAGE DISTRICT
 O.R.B. = OFFICIAL RECORD BOOK
 O.S. = OPEN SPACE
 P.B. = PLAT BOOK

PDR = PROPERTY DEVELOPMENT REGULATIONS
 PG. = PAGE
 ROW = RIGHT-OF-WAY
 S.B. = SETBACK
 S.F. = SQUARE FEET
 SW = SIDEWALK
 T.B.A. = TO BE ABANDONED
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT
 ULDC = UNIFIED LAND DEVELOPMENT CODE



VARIANCE CHART ZR-2016-027, ZR-2017-009

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Art. 6.A.1.B-1 Minimum Off-street Parking and Loading Requirements.	1 space per 100 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.
Art. 3.E.3 Multiple Use Planned Development (MUPD) Property Development Regulations.	Provide interconnection between uses in and adjacent to the project.	No interconnection between uses in and adjacent to the project.	To eliminate the interconnectivity between uses in and adjacent to the project.
Art. 3.E.1.C.2.h.2 Planned Development Parking Non-Residential	10% 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.

LEGEND:

VEHICULAR ACCESS

PROPERTY DEVELOPMENT REGULATIONS

MUPD	DRO SUBMITTAL	ACRES	WIDTH	DEPTH	FAR	MAX BLD COVER.	FRONT	SIDE	REAR
REQUIRED	5.0	300'	300'	.85	45%	25.2%	30'	15'	30'
PROPOSED	202.67	308.38'	1,720'	.35	25.2%		71'	70'	N/A

PLANNED DEVELOPMENT CHART

MUPD	DRO SUBMITTAL	ACRES	MAX BLD COVER.	FAR	BCC APPROVAL	MAX BLD COVER.	FAR	% CHANGE
REQUIRED			45%	.85		45%	.85	0%
PROPOSED	202.67		25.2%	.31		45%	.85	0%

FOR INFORMATIONAL PURPOSES ONLY

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

CAD SITE PLANING

JOB NO.	DATE	DRAWN BY	CHECK BY	DATE
2160.04		DS	DM	2025-10-17