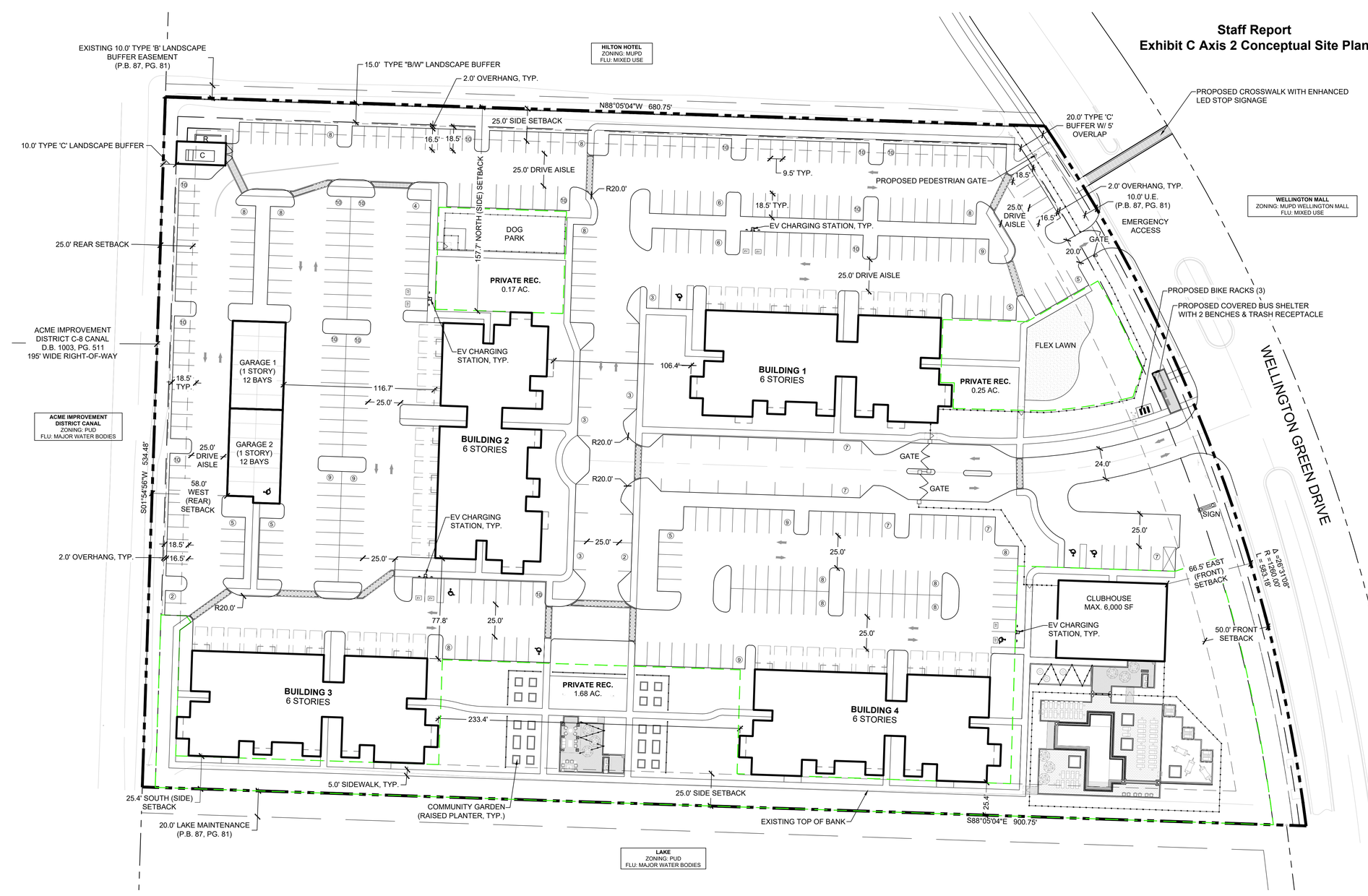
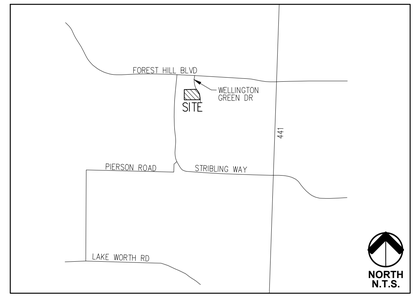
Staff Report
Exhibit C Axis 2 Conceptual Site Plan



LOCATION MAP



SITE DATA

PETITION NAME:	AXIS AT WELLINGTON
PETITION NUMBER:	2024-0001-MP
EXISTING LAND USE:	(CF) COMMUNITY FACILITIES
PROPOSED LAND USE:	(H) RESIDENTIAL H
EXISTING ZONING:	(CF) COMMUNITY FACILITIES
PROPOSED ZONING:	(PUD) PLANNED UNIT DEVELOPMENT
LAND USE DESIGNATION:	MUNICIPAL
ZONING DISTRICT:	CF - COMMUNITY FACILITIES
OVERLAY(S)/NEIGHBORHOOD PLAN(S):	N/A
PROPERTY CONTROL NUMBER:	73 41 44 13 01 016 0000
EXISTING USE:	MUNICIPAL (SOCCER FIELDS)
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
TOTAL SITE AREA:	10.00 AC. (435,600 S.F.)
DENSITY:	22 UNITS / AC
UNIT TYPE:	MULTI-FAMILY
MINIMUM LOT SIZE:	10 AC
PROPOSED LOT SIZE:	10 AC
MAX. BUILDING COVERAGE:	45%
PROPOSED BUILDING COVERAGE:	19%
RESIDENT CALCULATIONS	
NUMBER OF RESIDENTS:	673
NUMBER OF DWELLING UNITS:	220 UNITS
RESIDENTS / DWELLING UNITS:	3.06 / DU
PRIVATE RECREATION REQUIREMENTS	
AREA REQUIRED:	1.70 AC. (74,052 SF)
AREA PROPOSED:	2.11 AC
PUBLIC RECREATION REQUIREMENTS	
AREA REQUIRED:	3.37 AC. (146,797.20 SF)
AREA PROPOSED:	*PAY IN LIEU*
CIVIC REQUIREMENTS	
AREA REQUIRED:	0.673 AC. (2,931.59 SF)
AREA PROPOSED:	*PAY IN LIEU*
PARKING REQUIREMENTS	495 SP.
2.25 SP. / UNIT	
PARKING PROVIDED	521 SP
417 SURFACE SPACES (INCLUDES 16 EV PARKING SPACES)	
52 GARAGE SPACES	
52 TANDEM SPACES	
SETBACK REQUIREMENTS	
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'
OPEN SPACE PROVIDED	4.27 AC. (185,987.42 SF)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARK TRACT, OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 81-90, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.00 ACRES MORE OR LESS.

DEVELOPMENT TEAM

OWNER / APPLICANT:
WG 10PARK LLC
512 LAKE AVENUE
LAKE WORTH BEACH, FL 33460

PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

LANDSCAPE ARCHITECT:
DIX-HITE
150 WEST JESSUP AVE.
LONGWOOD, FL 32750
(407) 667-1777

ARCHITECT:
CORMIA DESIGN GROUP
429 S. KELLER RD., SUITE 200
ORLANDO, FL 32810
(407) 660-2766

SURVEYOR:
ENGENUITY GROUP, INC.
1280 N. CONGRESS AVE., SUITE 101
WEST PALM BEACH, FL 33409
(561) 655-1151

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP
6300 NW 31ST AVE.
FT. LAUDERDALE, FL 33309
(954) 202-7000

TRAFFIC ENGINEER:
MACKENZIE ENGINEERING & PLANNING
1172 SW 30TH ST., #500
PALM CITY, FL 34990
(772) 286-8030

ZONING APPROVAL BOX

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Axis at Wellington

Wellington, Florida
Conceptual Site Plan

H:\JOBS\Bainbridge Residential\Wellington_22-046\WG 10park LLC_DD_001\Drawings\Site Plan\2024-10-18_SP_Resubmittal.dwg

NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

Date:	May 2024
Project No.:	22-046.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	JB

Revision Dates:
2024-05-15 Submittal
2024-08-06 Resubmittal
2024-10-25 Resubmittal

CSP-1
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EXISTING 10.0' TYPE 'B' LANDSCAPE BUFFER EASEMENT (P.B. 87, PG. 81)
15.0' TYPE "B/W" LANDSCAPE BUFFER
2.0' OVERHANG, TYP.
HILTON HOTEL ZONING: MUPD PLU: MIXED USE
10.0' TYPE 'C' LANDSCAPE BUFFER
25.0' SIDE SETBACK
25.0' DRIVE AISLE
R20.0'
9.5' TYP.
PROPOSED PEDESTRIAN GATE
20.0' TYPE 'C' BUFFER W/ 5' OVERLAP
PROPOSED CROSSWALK
2.0' OVERHANG, TYP.
10.0' U.E. (P.B. 87, PG. 81)
EXIT ONLY / EMERGENCY ACCESS
GATE
WELLINGTON MALL ZONING: MUPD WELLINGTON MALL PLU: MIXED USE
25.0' REAR SETBACK
DOG PARK
PRIVATE REC. 0.17 AC.
PROPOSED BIKE RACKS (3)
PROPOSED COVERED BUS SHELTER WITH 2 BENCHES & TRASH RECEPTACLE
ACME IMPROVEMENT DISTRICT C-8 CANAL D.B. 1003, PG. 511 195' WIDE RIGHT-OF-WAY
GARAGE 1 (1 STORY) 12 BAYS
GARAGE 2 (1 STORY) 12 BAYS
BUILDING 1 6 STORIES
BUILDING 2 6 STORIES
BUILDING 3 6 STORIES
BUILDING 4 6 STORIES
FLEX LAWN
PRIVATE REC. 0.30 AC.
PRIVATE REC. 1.66 AC.
CLUBHOUSE +/- 5,000 SF
WELLINGTON GREEN DRIVE
ACME IMPROVEMENT DISTRICT CANAL ZONING: PUD PLU: MAJOR WATER BODIES
58.0' WEST (REAR) SETBACK
2.0' OVERHANG, TYP.
5.0' SIDEWALK, TYP.
26.3' SOUTH (SIDE) SETBACK
20.0' LAKE MAINTENANCE (P.B. 87, PG. 81)
COMMUNITY GARDEN (RAISED PLANTER, TYP.)
EXISTING TOP OF BANK
50.0' FRONT SETBACK
LAKE ZONING: PUD PLU: MAJOR WATER BODIES