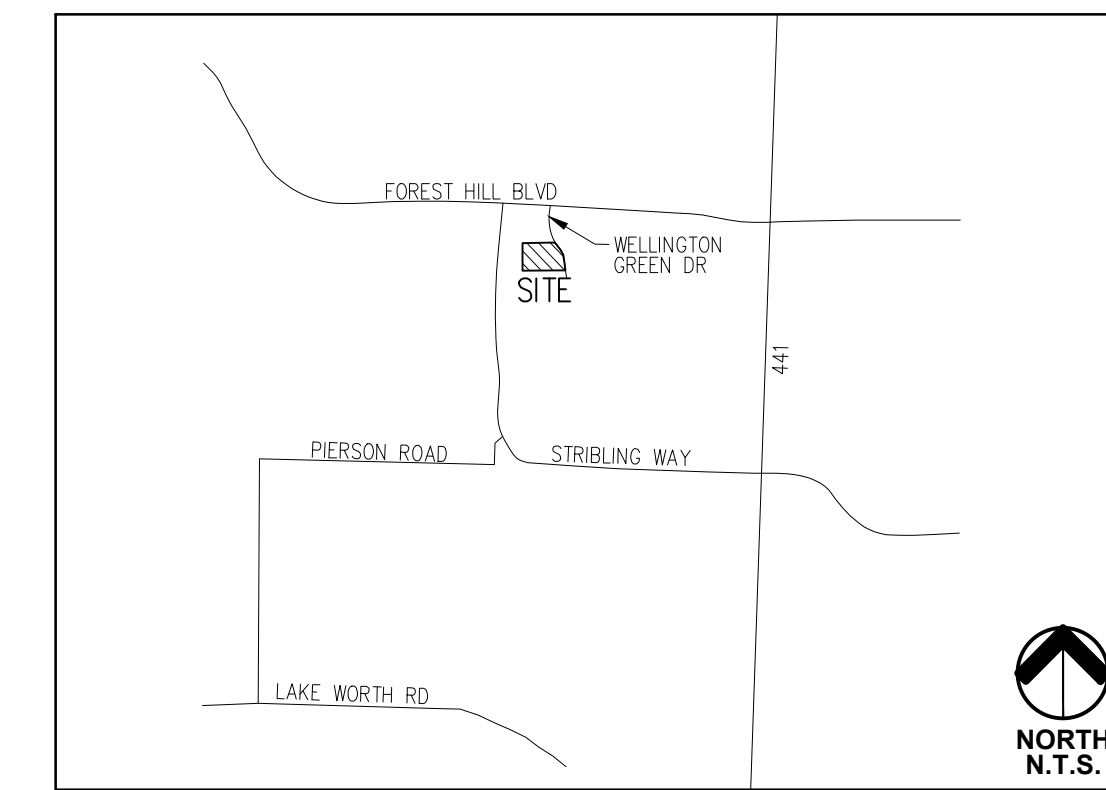
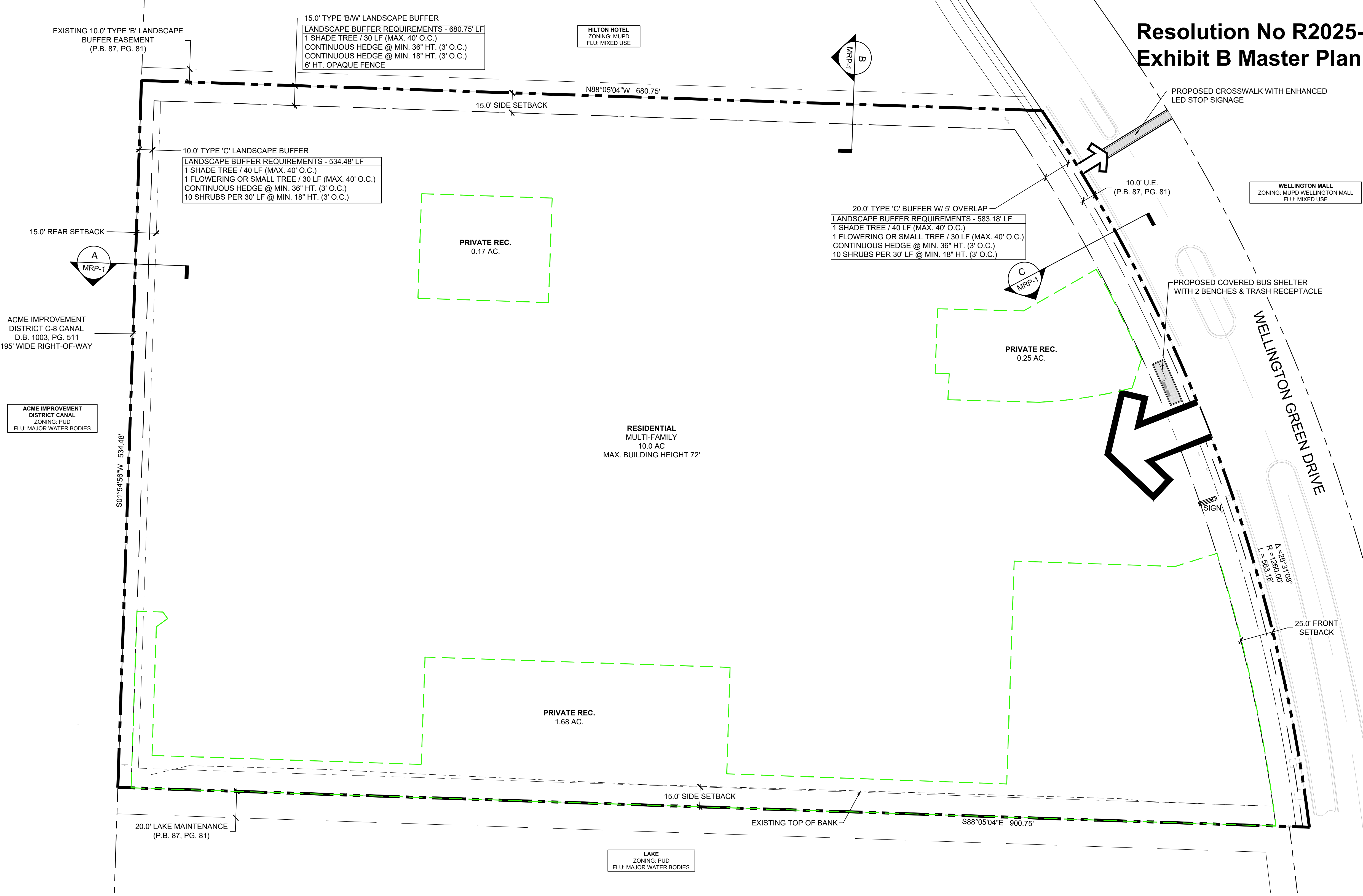


### LOCATION MAP



## Resolution No R2025-4 Exhibit B Master Plan



### 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%

<b>RESIDENT CALCULATIONS</b>	
NUMBER OF RESIDENTS:	673
NUMBER OF DWELLING UNITS:	220 UNITS
RESIDENTS / DWELLING UNITS:	3.06 / DU

<b>PRIVATE RECREATION REQUIREMENTS</b>	
AREA REQUIRED:	1.70 AC. (74,052 SF)
AREA PROPOSED:	2.11 AC

<b>PUBLIC RECREATION REQUIREMENTS</b>	
AREA REQUIRED:	3.37 AC. (146,797.20 SF)*

<b>CIVIC REQUIREMENTS</b>	
AREA REQUIRED:	0.673 AC. (2,931.59 SF)*

<b>SETBACK REQUIREMENTS</b>	
FRONT SETBACK	25'
SIDE SETBACK	15'
REAR SETBACK	15'

OPEN SPACE PROVIDED	4.27 AC. (185,987.42 SF)
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\* CIVIC AND PUBLIC RECREATION REQUIREMENTS BEING MET BY OFFSITE LAND DEDICATION.

### 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

Date: May 2024	
Project No.: 22-046.001	
Designed By: JEV	
Drawn By: JEV	
Checked By: JB	
<b>Revision Dates:</b>	
2024-05-15	Submittal
2024-08-06	Resubmittal
2024-10-25	Resubmittal

# Axis at Wellington

## Wellington, Florida Master Plan

