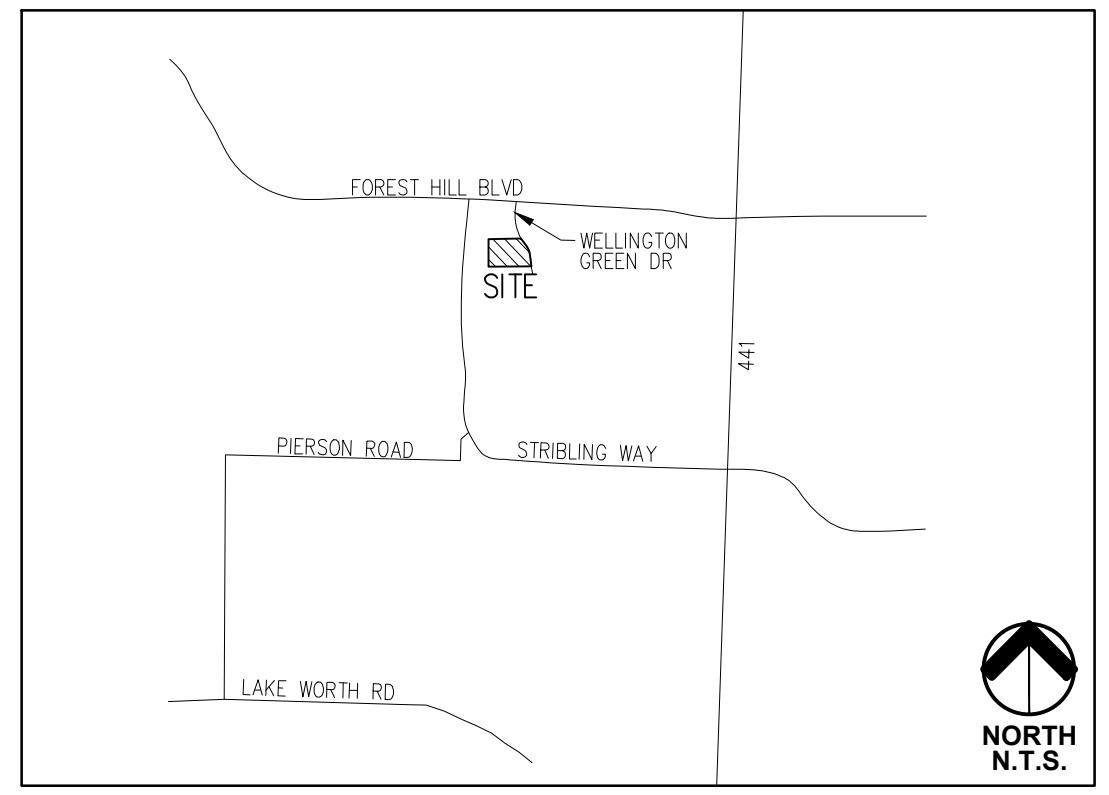


Staff Report
Exhibit D Axis 2 Master Plan

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

SETBACK REQUIREMENTS	
FRONT SETBACK	50'
SIDE SETBACK	25'
REAR SETBACK	25'

OPEN SPACE PROVIDED	4.27 AC. (185,987.42 SF)
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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	ARCHITECT: CORMIA DESIGN GROUP 429 S. KELLER RD., SUITE 200 ORLANDO, FL 32810 (407) 660-2766	TRAFFIC ENGINEER: MACKENZIE ENGINEERING & PLANNING 1172 SW 30TH ST., #500 PALM CITY, FL 34990 (772) 286-8030
PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	SURVEYOR: GENUINITY GROUP, INC. 1280 N. CONGRESS AVE., SUITE 101 WEST PALM BEACH, FL 33409 (561) 655-1151	
LANDSCAPE ARCHITECT: DIX-HITE 150 WEST JESSUP AVE. LONGWOOD, FL 32750 (407) 667-1777	CIVIL ENGINEER: THOMAS ENGINEERING GROUP 6300 NW 31ST AVE. FT. LAUDERDALE, FL 33309 (954) 202-7000	

ZONING APPROVAL BOX

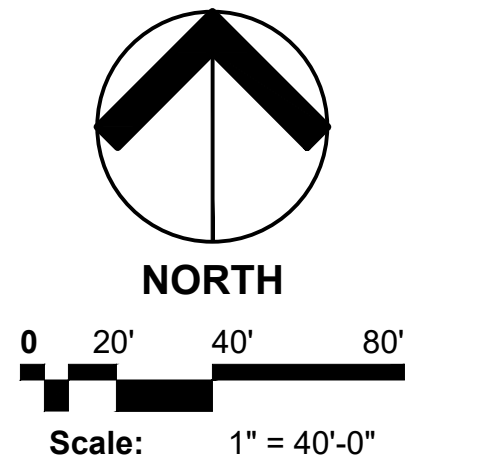
Axis at Wellington

Wellington, Florida
Master Plan

Urban Design
Land Planning
Landscape Architecture

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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