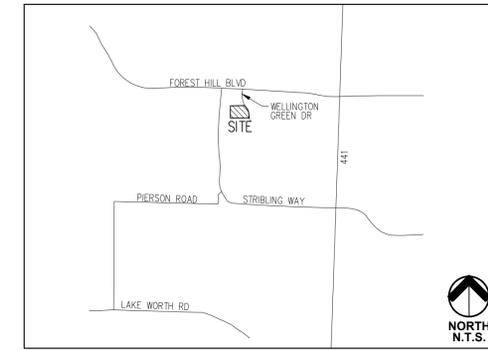


**Staff Report**  
**Exhibit C Axis 2 Conceptual Site Plan**

**LOCATION MAP**



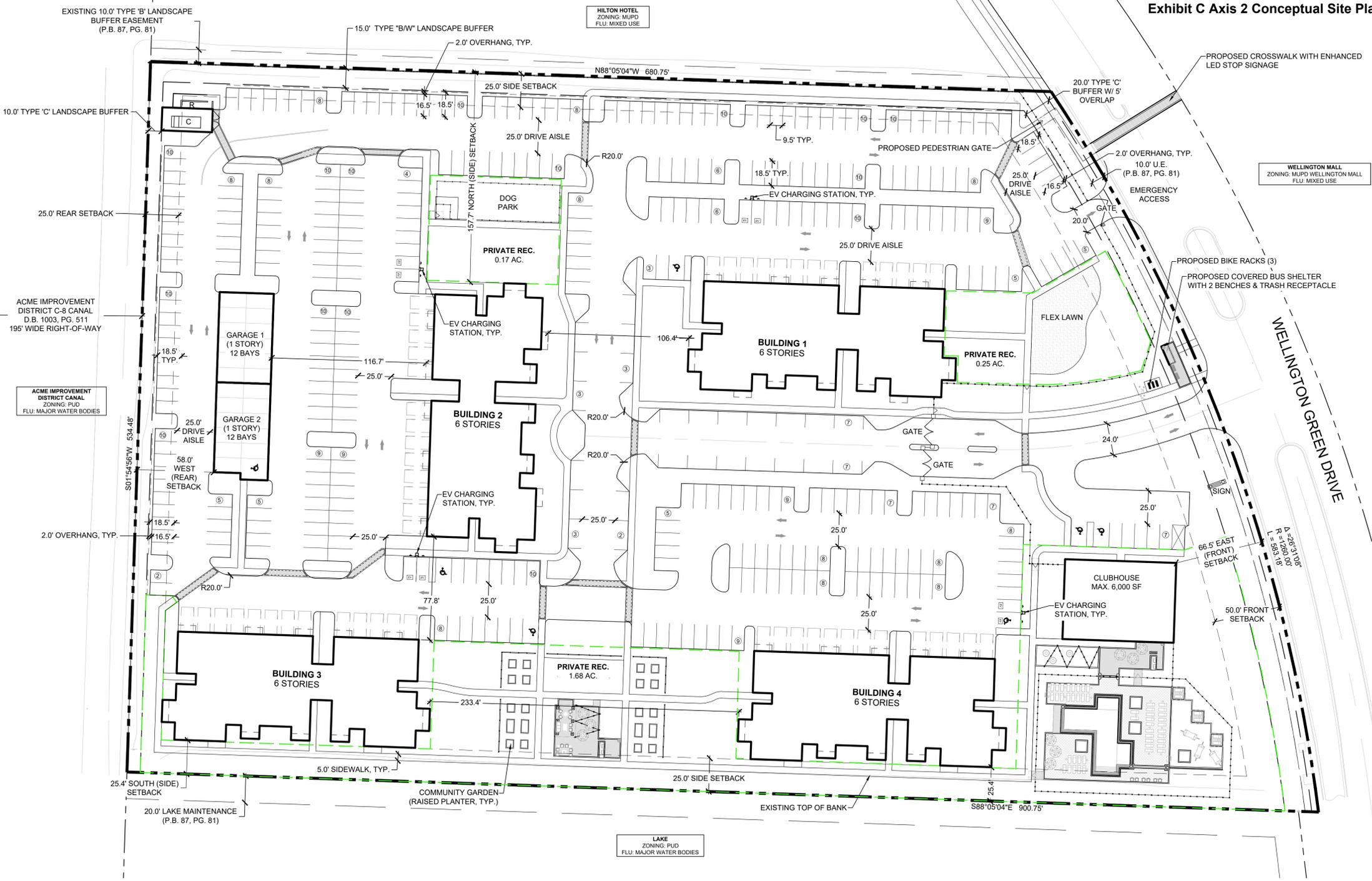
**Urban Design**  
**Land Planning**  
**Landscape Architecture**

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfirma.com  
#LA0001739

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**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	
2.25 SP. / UNIT	495 SP.
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.

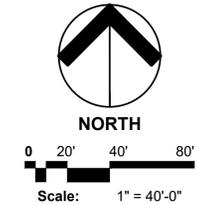
**DEVELOPMENT TEAM**

<b>OWNER / APPLICANT:</b> WG 10PARK LLC 512 LAKE AVENUE LAKE WORTH BEACH, FL 33460	<b>ARCHITECT:</b> CORMIA DESIGN GROUP 429 S. KELLER RD., SUITE 200 ORLANDO, FL 32810 (407) 660-2766	<b>TRAFFIC ENGINEER:</b> MACKENZIE ENGINEERING & PLANNING 1172 SW 30TH ST., #500 PALM CITY, FL 34990 (772) 286-8030
<b>PLANNER:</b> URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	<b>SURVEYOR:</b> ENGUINITY GROUP, INC. 1280 N. CONGRESS AVE., SUITE 101 WEST PALM BEACH, FL 33409 (561) 655-1151	
<b>LANDSCAPE ARCHITECT:</b> DIX-HITE 150 WEST JESSUP AVE. LONGWOOD, FL 32750 (407) 667-1777	<b>CIVIL ENGINEER:</b> THOMAS ENGINEERING GROUP 6300 NW 31ST AVE. FT. LAUDERDALE, FL 33309 (954) 202-7000	

**ZONING APPROVAL BOX**

**Axis at Wellington**

**Wellington, Florida**  
**Conceptual Site Plan**



**CSP-1**  
of 1



WELTON MALL ZONING MAPD WELLINGTON MALL P.U. 10000000

WELINGTON MALL ZONING MAPD WELLINGTON MALL P.U. 10000000

ACME IMPROVEMENT DISTRICT CANAL ZONING P.U. FULL MAJOR WATER RIGHTS

LAKE ZONING P.U. FULL MAJOR WATER RIGHTS

EXISTING 10.0' TYPE 'B' LANDSCAPE BUFFER EASEMENT (P.D. 87, PG. 81)

15.0' TYPE 'BW' LANDSCAPE BUFFER  
2.0' OVERHANG, TYP.

10.0' TYPE 'C' LANDSCAPE BUFFER

25.0' REAR SETBACK

ACME IMPROVEMENT DISTRICT C-8 CANAL D.B. 1003, PG. 511 150' WIDE RIGHT-OF-WAY

50.0' WEST (REAR) SETBACK

2.0' OVERHANG, TYP.

26.0' SOUTH (SIDE) SETBACK

20.0' LAKE MAINTENANCE (P.D. 87, PG. 81)

COMMUNITY GARDEN (RAISED PLANTER, TYP.)

EXISTING TOP OF BANK

PROPOSED CROSSWALK

2.0' OVERHANG, TYP.  
10.0' U.E. (P.D. 87, PG. 81)

EXIT ONLY / EMERGENCY ACCESS

PROPOSED BIKE RACK (2)

PROPOSED COVERED BUS SHELTER WITH 2 BENCHES & TRASH RECEPTACLE

WELLINGTON GREEN DRIVE

FLEX LAWN

CLUBHOUSE 41,500 SF

55.0' EAST (FRONT) SETBACK

50.0' FRONT SETBACK

N 87° 00' 00" W 660.7'

S 86° 00' 00" W 900.7'

R 200.0'

R 200.0'