

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.udstudio.com
#LA001739

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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)*

CIVIC REQUIREMENTS	
AREA REQUIRED:	0.673 AC. (2,931.59 SF)*

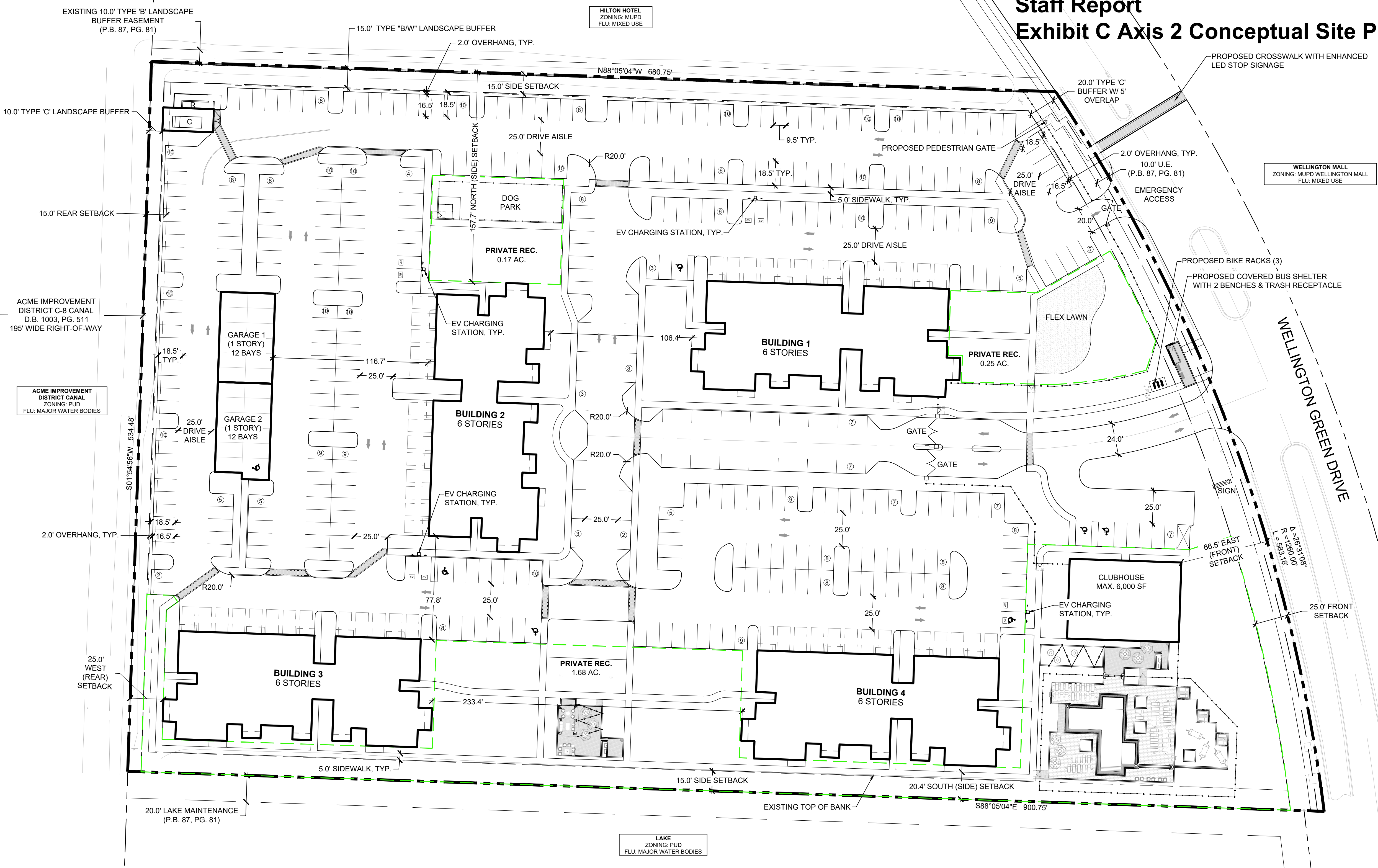
PARKING REQUIREMENTS	
2.25 SP. / UNIT	495 SP.

PARKING PROVIDED	
417 SURFACE SPACES (INCLUDES 16 EV PARKING SPACES)	521 SP
52 GARAGE SPACES	
52 TANDEM SPACES	

SETBACK REQUIREMENTS	
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.

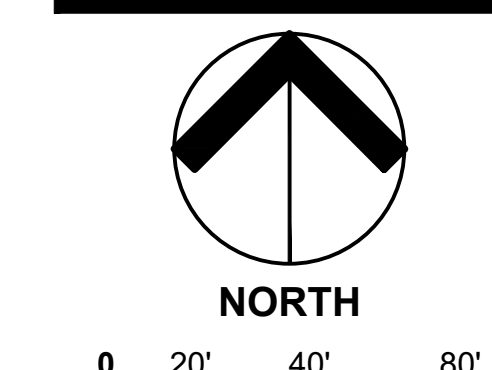
DEVELOPMENT TEAM

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



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

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