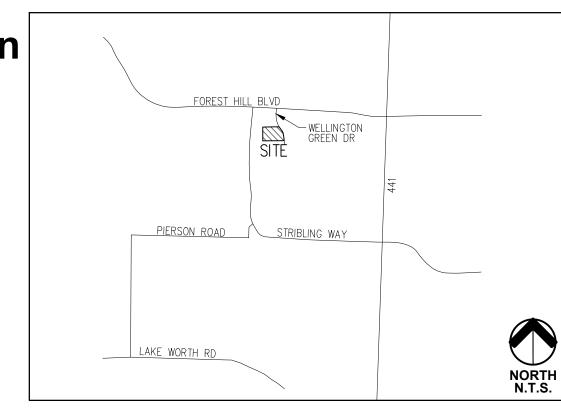


LOCATION MAP



SITE DATA

PETITION NUMBER:	2024-0001-M
EXISTING LAND USE:	(CF) COMMUNITY FACILITIE
PROPOSED LAND USE:	(H) RESIDENTIAL
EXISTING ZONING:	(CF) COMMUNITY FACILITIE
PROPOSED ZONING:	(PUD) PLANNED UNIT DEVELOPMEN
LAND USE DESIGNATION:	MUNICIPA
ZONING DISTRICT:	CF - COMMUNITY FACILITIE
OVERLAY(S)/NEIGHBORHOOD PLAN(S):	N/.
PROPERTY CONTROL NUMBER:	73 41 44 13 01 016 000
EXISTING USE:	MUNICIPAL (SOCCER FIELDS
PROPOSED USE:	MULTIFAMILY RESIDENTIA
TOTAL SITE AREA:	10.00 AC. (435,600 S.F
DENSITY:	22 UNITS / A
UNIT TYPE:	MULTI-FAMIL
MINIMUM LOT SIZE:	10 A
PROPOSED LOT SIZE:	10 A
MAX. BUILDING COVERAGE:	459
PROPOSED BUILDING COVERAGE:	199
RESIDENT CALCULATIONS	
NUMBER OF RESIDENTS:	67
NUMBER OF DWELLING UNITS:	220 UNIT
RESIDENTS / DWELLING UNITS:	3.06 / D

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

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

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

SETBACK REQUIREMENTS FRONT SETBACK SIDE SETBACK REAR SETBACK

OPEN SPACE PROVIDED 4.27 AC. (185,987.42 SF)

ZONING APPROVAL BOX

* CIVIC AND PUBLIC RECREATION REQUIREMENTS BEING MET BY OFFSITE LAND DEDICATION.

Land Planning

www.udsflorida.com

permission of the designer.

AXIS AT WELLINGTON

#LA0001739

Landscape Architecture

610 Clematis Street, Suite CU02

561.366.1100 FAX 561.366.1111

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All ideas, designs, arrangements, and plans

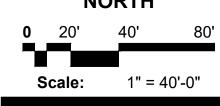
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West Palm Beach, FL 33401



Scale:	1" = 40'-0"
Date:	May 2024
Project No.:	22-046.001
Designed By:	JEV
Drawn By:	JEV

Checked By: **Revision Dates:**

2024-05-15 Submittal 2024-08-06 Resubmittal 2024-10-25 Resubmittal

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

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

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