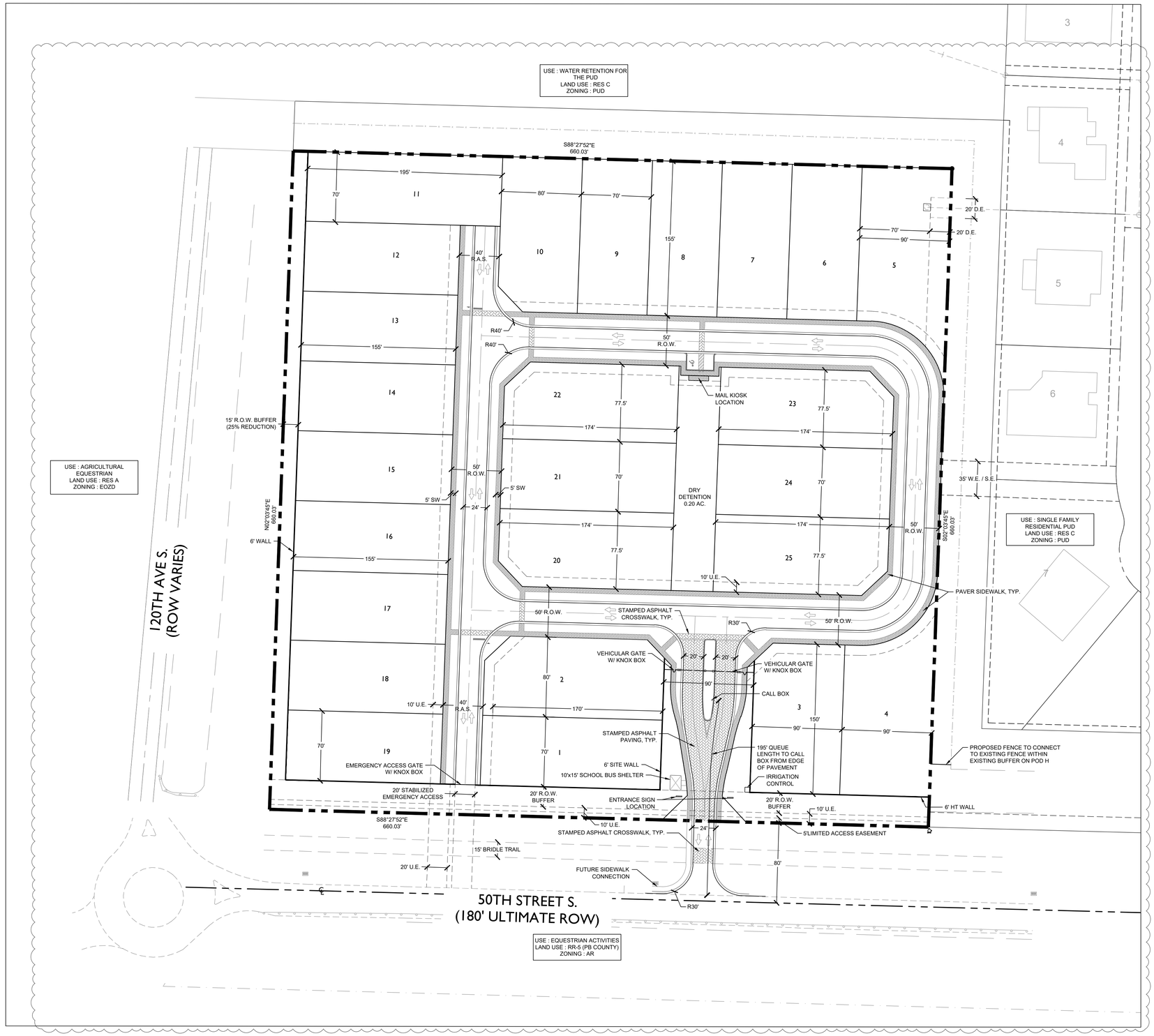
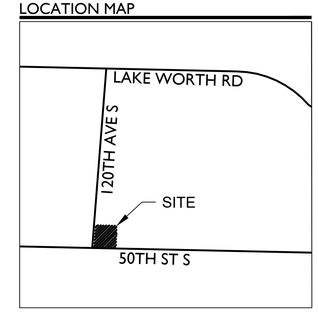
Staff Report Exhibit E Islepointe Conceptual Site Plan



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

PROJECT NAME		ISLEPOINTE
PETITION NUMBER		2023-0002-SP
EXISTING LAND USE DESIGNATION		COMMERCIAL
PROPOSED LAND USE DESIGNATION		RESIDENTIAL CATEGORY C
EXISTING ZONING		PUD
PROPERTY CONTROL NUMBER (PCN)		73-41-44-26-08-005-0000
SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL ACREAGE		10.00 AC.
EXISTING USE		VACANT
PROPOSED USE		SINGLE FAMILY UNITS
TOTAL NUMBER OF UNITS		25 D.U.
GROSS DENSITY		2.5 D.U./AC.
TYPE OF OWNERSHIP		FEE SIMPLE
BUILDING HEIGHT		35' MAX HT. (2 STORIES)
TOTAL REQUIRED PARKING (2 SP. / UNIT)		50 SP.
TOTAL PROPOSED PARKING		77 SP. MIN (SEE NOTE 1)
HANDICAP REQUIRED		1 SP.
HANDICAP PROVIDED		1 SP.
MAIL KIOSK PARKING PROVIDED		2 SP.
DRY DETENTION		0.20 AC. (2.0% OF SITE)

RESIDENTIAL CALCULATIONS

UNIT TYPE	RESIDENTIAL/UNIT	# OF DU	RESIDENTS
SINGLE FAMILY	3.02 PERSONS PER UNIT	25	76
		TOTAL NUMBER OF RESIDENTS	76

PRIVATE RECREATION REQUIREMENT

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	110 SF/CAPITA	76	0.19 AC	(2)

PUBLIC RECREATION REQUIREMENT

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	5 ACRES/1,000 POP.	76	0.38 AC	(3)

PUBLIC CIVIC REQUIREMENT

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED	AREA PROVIDED
SINGLE FAMILY	1 ACRES/1,000 POP.	76	0.08 AC	(3)

NOTES:

1. PARKING BASED ON THREE CAR GARAGE.
2. PAYMENT IN LIEU FEE REQUIRED FOR RECREATION AREA.
3. PAYMENT IN LIEU FEE REQUIRED FOR CIVIC AREA.
4. DATA PROVIDED BASED ON MOST RESTRICTIVE UNIT TYPE. FINAL CALCULATION WILL BE BASED ON ACTUAL UNIT LAYOUT DURING CONSTRUCTION.
5. SEE PSM FOR THE DEVELOPMENT STANDARDS.

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FT = FEET
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S = CAR SHARE STATION PARKING
S.B. = SETBACK
S.E. = SEWER EASEMENT
S.F. = SQUARE FEET
S/W = SIDEWALK
T.B.D. = TO BE DETERMINED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

ZONING STAMP

No.	DATE	REVISION	BY

CERT NO: 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC.

INITIAL SUBMITTAL
AUGUST 13, 2025

ISLEPOINTE
VILLAGE OF WELLINGTON

SITE PLAN

SHEET
SP
1 OF 1

2560.02

SAVED: 8/13/2025 5:49 AM
PLOTTED BY: DEREK SORBE
PLOTTED ON: Thursday, August 13, 2025 1:13 PM
DRAWING: G:\2560\2560.02 Sales at Wellington 13-A\PLAN\CAD Files\256000-PL-SITE_SP.dwg