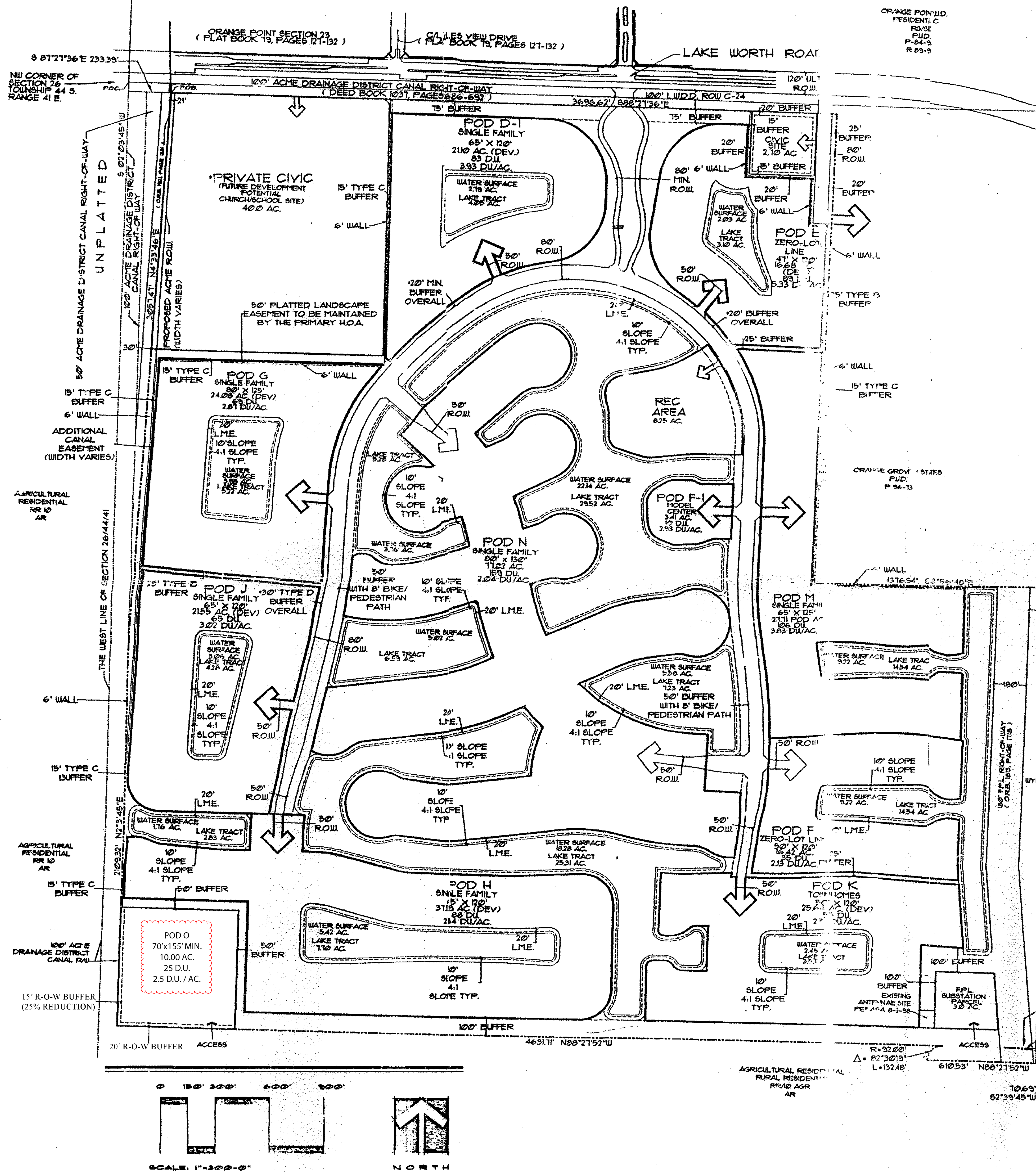




SECTION 26 SITE DATA

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	521.7 AC.	83 DU.
TOTAL DUELLING UNITS	785	DU.
ZONING CLASSIFICATION	RES C-1	DU.
LAND USE DESIGNATION	RES C-1	DU.
LAND USE DESIGNATION	RES C-1	DU.
TOTAL LAKE TRACT AREA	100 AC.	100 AC.
TOTAL WATER SURFACE AREA	24.0 AC.	24.0 AC.
RECREATION AREA	24.0 AC.	24.0 AC.
CIVIC AREA	24.0 AC.	24.0 AC.
COMMERCIAL AREA	24.0 AC.	24.0 AC.
RECREATION AREA	24.0 AC.	24.0 AC.

POD D-1 (APPROVED)	
POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	19.15 AC.
POD D-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	21.0 AC.
POD D-1 DUELLING UNITS	33.0 DU.
POD D-1 DENSITY	3.0 DU/AC.
POD D-1 LAKE TRACT AREA	4.0 AC.
POD D-1 WATER SURFACE AREA	2.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

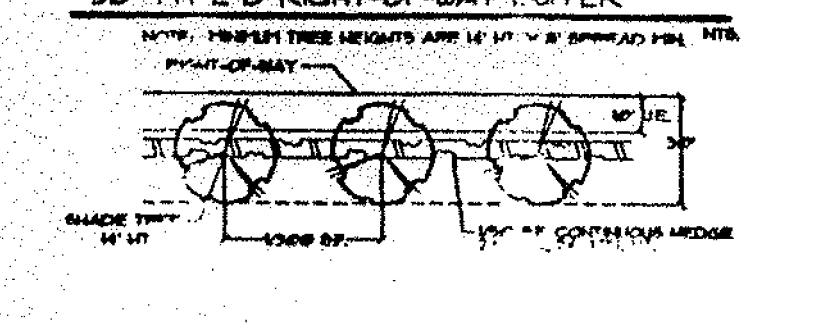
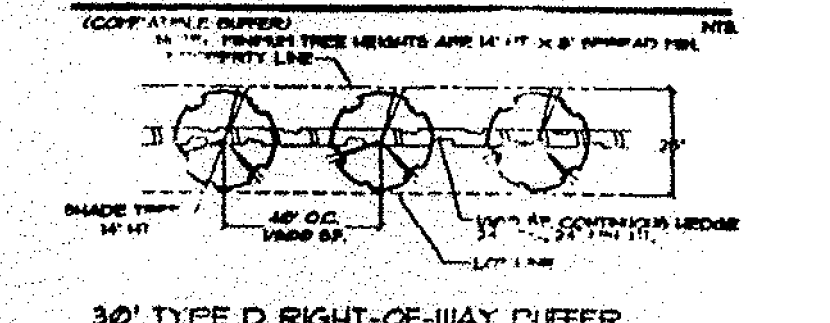
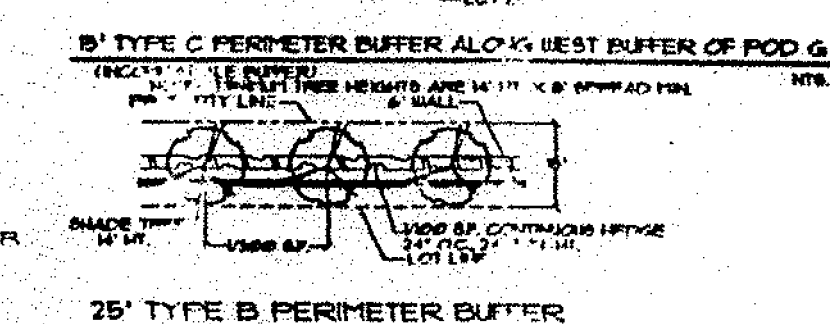
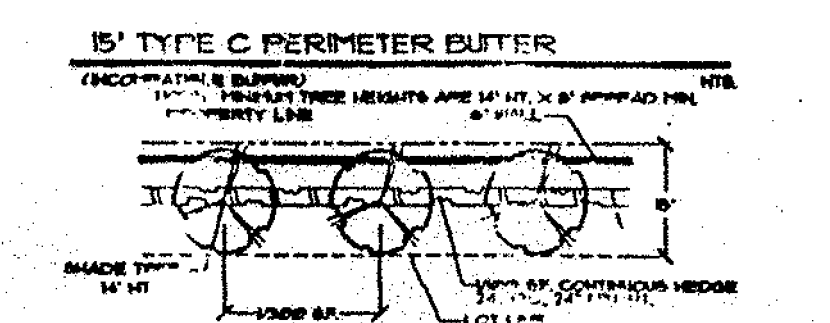
POD E (APPROVED)	
POD E DEVELOPABLE AREA W/ LAKE TRACTS	3.98 AC.
POD E NET DEVELOPABLE AREA W/ LAKE TRACTS	4.0 AC.
POD E DUELLING UNITS	8.0 DU.
POD E DENSITY	2.0 DU/AC.
POD E LAKE TRACT AREA	2.0 AC.
POD E WATER SURFACE AREA	2.0 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	45' x 120'

POD F	
POD F DEVELOPABLE AREA W/ LAKE TRACTS	14.42 AC.
POD F NET DEVELOPABLE AREA W/ LAKE TRACTS	14.42 AC.
POD F DUELLING UNITS	28.8 DU.
POD F DENSITY	2.0 DU/AC.
POD F LAKE TRACT AREA	2.0 AC.
POD F WATER SURFACE AREA	2.0 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	50' x 120'

POD F-1 MODEL CENTER	
POD F-1 DEVELOPABLE AREA W/ LAKE TRACTS	2.41 AC.
POD F-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	2.41 AC.
POD F-1 DUELLING UNITS	2.41 DU.
POD F-1 DENSITY	2.0 DU/AC.
POD F-1 LAKE TRACT AREA	2.0 AC.
POD F-1 WATER SURFACE AREA	2.0 AC.
HOUSING TYPE	MIXED
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIES

RECREATION POD	
RECREATION AREA	2.0 AC.
CLUBHOUSE AREA	2.0 AC.
POOL AREA	2.0 AC.
TOT LOT	12.00 SF.
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

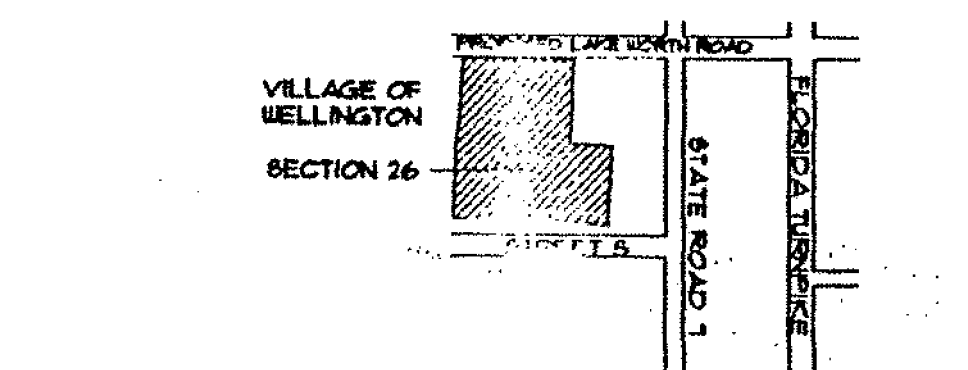
POD G	
POD G GROSS SURVEY/PLAT ACREAGE	34.42 AC.
POD G DEVELOPABLE AREA W/ LAKE TRACTS	23.30 AC.
POD G NET DEVELOPABLE AREA W/ LAKE TRACTS	23.30 AC.
POD G DUELLING UNITS	46.6 DU.
POD G DENSITY	2.0 DU/AC.
POD G LAKE TRACT AREA	2.0 AC.
POD G WATER SURFACE AREA	2.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 125'



NOTES

1. BUFFERS:
 - 30' BUFFER OVERALL DIMENSION INCLUDES:
 - 25' LANDSCAPE BUFFER W/ 10' U.E. AND 5' OVERLAP
 - 20' BUFFER OVERALL DIMENSION INCLUDES:
 - 15' LANDSCAPE TYPE 'D' BUFFER W/ 10' U.E. AND 5' OVERLAP
2. PRIVATE CIVIC SITE:
 - SPECIFIC CIVIC USE IS NOT APPROVED FOR THE PROPOSED SITE AT THIS TIME.
 - CONCEPTUAL HAS NOT YET BEEN RESERVED FOR ANY USE AT THIS TIME.
 - SPECIFIC USES MUST BE APPROVED AT A LATER DATE AT WHICH TRAFFIC CONCURRENCY MUST BE MET.
3. 50' LANDSCAPE BUFFER OVERALL DIMENSIONS INCLUDE:
 - 45' LANDSCAPE BUFFER WITH 10' EASEMENT
 - AND 5' OVERLAP
 - INCLUDES 8' WIDE MEANDERING BIKE/PEDESTRIAN PATH
 - 15' LANDSCAPE TYPE 'D' BUFFER W/ 10' U.E. AND 5' OVERLAP
4. ALL EXISTING UNNECESSARY EASEMENTS (ROADWAYS, ACCESS, DRAINAGE UTILITY, ETC.) SHALL BE ABANDONED PRIOR TO OR CONCURRENT WITH THE PLATING OF DEVELOPMENT PARCELS.

LOCATION MAP



POD H	
POD H DEVELOPABLE AREA W/ LAKE TRACTS	49.25 AC.
POD H NET DEVELOPABLE AREA W/ LAKE TRACTS	37.50 AC.
POD H DUELLING UNITS	88 DU.
POD H DENSITY	2.34 DU/AC.
POD H LAKE TRACT AREA	1.0 AC.
POD H WATER SURFACE AREA	1.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

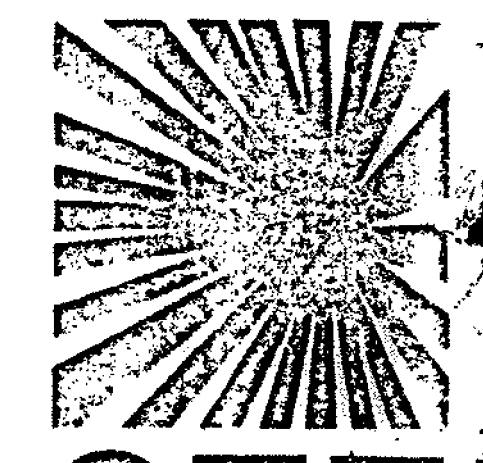
POD J	
POD J DEVELOPABLE AREA W/ LAKE TRACTS	25.83 AC.
POD J NET DEVELOPABLE AREA W/ LAKE TRACTS	21.99 AC.
POD J DUELLING UNITS	65 DU.
POD J DENSITY	3.02 DU/AC.
POD J LAKE TRACT AREA	1.0 AC.
POD J WATER SURFACE AREA	1.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD K	
POD K DEVELOPABLE AREA W/ LAKE TRACTS	29.11 AC.
POD K NET DEVELOPABLE AREA W/ LAKE TRACTS	25.64 AC.
POD K DUELLING UNITS	59 DU.
POD K DENSITY	2.18 DU/AC.
POD K LAKE TRACT AREA	1.0 AC.
POD K WATER SURFACE AREA	1.0 AC.
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

POD M	
POD M GROSS SURVEY/PLAT ACREAGE	49.21 AC.
POD M DEVELOPABLE AREA W/ LAKE TRACTS	21.71 AC.
POD M NET DEVELOPABLE AREA W/ LAKE TRACTS	10.6 DU.
POD M DUELLING UNITS	10.6 DU.
POD M DENSITY	3.83 DU/AC.
POD M LAKE TRACT AREA	1.0 AC.
POD M WATER SURFACE AREA	1.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 125'

POD N	
POD N DEVELOPABLE AREA W/ LAKE TRACTS	11.82 AC.
POD N NET DEVELOPABLE AREA W/ LAKE TRACTS	11.82 AC.
POD N DUELLING UNITS	11.82 DU.
POD N DENSITY	2.04 DU/AC.
POD N LAKE TRACT AREA	1.0 AC.
POD N WATER SURFACE AREA	1.0 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	50' x 120'

POD O	
POD O DEVELOPABLE AREA W/ LAKE TRACTS	N/A
POD O NET DEVELOPABLE AREA W/ LAKE TRACTS	10.00 AC.
POD O DUELLING UNITS	25 DU.
POD O DENSITY	2.5 DU/AC.
POD O LAKE TRACT AREA	N/A
POD O WATER SURFACE AREA	N/A
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	70' x 125'



LAND
DESIGN
SOUTH

ORANGE POINT P.U.D.
(A.K.A. THE ISLES AT WELLINGTON)
PREPARED FOR LENNAR HOMES
VILLAGE OF WELLINGTON, FLORIDA

MASTER PLAN
SECTION 26

Congress Business Center
1280 N. Congress Ave., Suite 215
West Palm Beach, FL 33409
561-478-8601

SCALE:	1"=300'
DRAWN BY:	K.D.D.
DRAWING #	2348M20
FILE #	234.8
DATE:	7/14/98
REVISD	10/4/99
	11/22/99
	1/11/00
SHEET #	1 OF 2

SITE & TABULAR DATA

SECTION 23, 26, 434	TOWNSHIP 44	RANGE 41
TOTAL DWELLING UNITS	1,519 DU	
TOTAL SITE AREA	15,618 AC.	
TOTAL SITE DENSITY	0.97 DU/AC	
ZONING DESIGNATION	RES C 1-3 DU/AC	
LAND USE DESIGNATION	RES A 2-1 DU/AC	
UNIT TYPE	PROPOSED DWELLING UNITS	
SINGLE FAMILY	1,393	
ZERO-LOT-LINE	430	
SINGLE FAMILY/EQUES.	124	
TOWNHOMES	10	
MODELS	1,519	
TOTAL	1,519	
MODEL CENTER UNIT BREAKDOWN	UNITS	
SINGLE FAMILY	10	
TOTAL MODEL UNITS	10	
SITE ACREAGE BREAKDOWN		
RESIDENTIAL AREA	984.41 AC.	
COMMERCIAL AREA	1 AC.	
PUBLIC CIVIC (FIRE STATION)	2.1 AC.	
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC	40 AC.	
CIVIC/SCHOOL	28.5 AC.	
TOTAL LAKE TRACT AREA	250.75 AC.	
TOTAL RECREATION/CLUB AREA	10.03 AC.	
PRESERVE AREA/ OPEN SPACE	3,121 AC.	
FPL SUBSTATION CENTER	3 AC.	
BUFFER/ROAD ROW AREA	200.08 AC.	
TOTAL ACRES	15,618 AC.	

0 250' 500' 1000' 1500'

SCALE: 1"=500'-0"



RESIDENTIAL LANDSCAPE REQUIREMENTS

* ALL ACREAGES LISTED FOR PODS ARE NET FOD ACREAGES

POD NAME	ACRES	TOTAL LOT AREA (AC.)	INTERNAL TREES REQUIRED (1/250 SF)	INTERNAL SHRUBS REQUIRED (1/150 LOT)
A	33.38	22.69	791	32,751
B	47.11	33.57	1,170	32,220
B-1	37.23	16.82	587	15,573
C	23.71	16.53	576	21,480
C-1	14.45	9.79	342	7,339
D-1	17.13	14.86	518	14,851
E	13.54	11.52	402	15,931
F	17.77	12.05	420	6,265
F-1	3.41	3.41	118	1,730
G	19.65	15.84	552	12,351
H	32.88	23.63	824	10,919
I	N/A	N/A	N/A	N/A
J	23.01	11.56	403	11,098
K	26.44	17.49	610	9,487
L	576.13	310	1,080	22,936
M	27.71	19.11	609	18,974
N	69.92	47.92	1,670	34,189
O	10.00	10.00	***	***
TOTAL	1,003.5	605.7	20,650	267,351

* ALL ACREAGES LISTED FOR PODS ARE NET FOD ACREAGES

* INTERNAL TREE REQUIREMENT FOR REC AREA

1/250 SF INTERNAL SHRUB REQUIREMENT 3/2500 SF.

*** SEE FOD 0 LANDSCAPE PLANS FOR INTERNAL TREES REQUIRED AND INTERNAL SHRUBS REQUIRED

- MIN. NATIVE TREE REQUIREMENT IS 50%

- TREE AND SHRUB REQUIREMENTS CALCULATED PER ORD. 98-10/ Sec. 6.5.5.5.2b

ORIGINAL MASTER PLAN DESIGNED BY
JULIAN BRYAN AND ASSOCIATES
MASTER PLAN REDRAFTED FOR CHANGES
TO SECTION 26 ONLY.

POD NAME	ACRES	UNIT	DENSITY	CLASS
A	33.38	183	5.48	ZLL
B	47.11	180	3.82	SF
B-1	37.23	87	2.34	SF
C	23.71	120	5.06	ZLL
C-1	14.45	41	2.80	SF
D	PRIV. CIVIC	40.00	N/A	PRIVATE CIVIC
D-1	17.13	83	3.30	SF
E	13.54	89	4.45	ZLL
F	17.77	35	1.97	SF
F-1	3.41	10	2.93	MIXED
G	19.65	69	2.87	SF
H	32.88	61	1.86	SF
I	N/A	N/A	N/A	N/A
J	23.01	62	2.69	SF
K	26.44	53	2.00	TH
L	576.13	124	0.20	SF
M	27.71	106	3.83	SF
N	69.92	191	2.73	SF
O	10.00	25	2.50	SF
PUB CIVIC	31.2	N/A	N/A	N/A
LAKE TRACT	250.75	N/A	N/A	N/A
REC.	10.03	N/A	N/A	N/A
FPL UTIL	3.00	N/A	N/A	N/A
RD. ROW	200.08	N/A	N/A	N/A
COM.	1.00	N/A	N/A	N/A
PRESV.	31.27	N/A	N/A	N/A
TOTAL	1,561.80	1,498	1,519	

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 02°18'41" EAST, ALONG THE EASTERLY LINE OF THE ACRES DRAINAGE DISTRICT CANAL, RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 8-49, AT PAGE 340 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 260.50' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 02°18'41" EAST, ALONG SAID LINE, A DISTANCE OF 260.50' TO A POINT 220.50' FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 485' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 88°31'53" EAST, A DISTANCE OF 923.71 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 23 AND 1445' NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 02°18'41" EAST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 274.41' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 02°18'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 88.00', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 926.50' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 88°36'16" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE PROJECTIONS, WITH THE NAD 83 1980 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 340.00 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 23 AND 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SECTION 26, THENCE SOUTH 88°27'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 540.82' TO A POINT ON A LINE THAT IS 3150' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, THENCE NORTH 02°18'41" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2140.19' TO THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 306, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°58'49" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1534.50' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 02°18'41" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2614.88' TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 306, PAGE 210, THENCE NORTH 02°18'41" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 5634.50' TO THE EAST LINE OF THE ACRES DRAINAGE DISTRICT CANAL, RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 8-49, AT PAGE 340 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 88°14'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 540.82' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 02°18'41" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE PROJECTIONS, WITH THE NAD 83 1980 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 656.31 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

ALL SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 656.31 ACRES, MORE OR LESS.

DEVELOPMENT TEAM

LANDSCAPE ARCHITECT/PLANNER
LAND DESIGN SOUTH
1280 N. CONGRESS AVE., SUITE 215
WEST PALM BEACH, FLORIDA 33409

OWNER/DEVELOPER
LENNAR HOMES, INC.
12230 FOREST HILL BLVD., SUITE 150
WELLINGTON, FLORIDA 33414

SURVEYOR
LANDMARK SURVEYING & MAPPING
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406

ENGINEERS
MICHAEL B. SCHORAH & ASSOC. INC.
1850 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33406

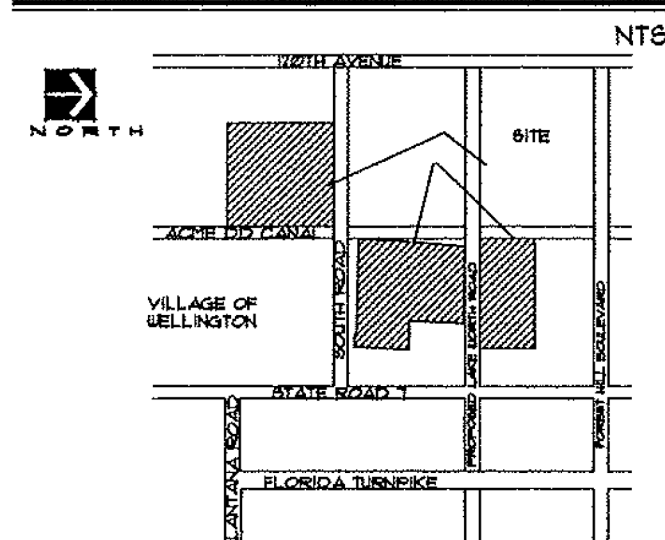
POD O REVISED BY:

WGT
2035 VISTA PKWY, WEST PALM
BEACH FL 33411
(561) 687-2220

NOTES

- BUFFERS
- 20' BUFFER OVERALL DIMENSION INCLUDES:
- 25' LANDSCAPE BUFFER W/10' U.E. AND 5' OVERLAP
- 20' BUFFER OVERALL DIMENSION INCLUDES:
- 15' LANDSCAPE TYPE 'D' BUFFER W/10' U.E. AND 5' OVERLAP
- PRIVATE CIVIC SITE
- SPECIFIC CIVIC USE IS NOT APPROVED FOR
THE PROPOSED SITE AT THIS TIME
- CONCURRENCY HAS NOT YET BEEN RESERVED
FOR ANY USE AT THIS POD (POD D)
- SPECIFIC USES MUST BE APPROVED AT A LATER
DATE AT WHICH TRAFFIC CONCURRENCY MUST BE MET
3.SEE CONDITIONS OF APPROVAL

LOCATION MAP



ORANGE POINT P.U.D.

(A.K.A. THE ISLES AT WELLINGTON)

PREPARED FOR LENNAR HOMES
VILLAGE OF WELLINGTON, FLORIDAOVERALL
MASTER PLAN

Congress Business Center
1280 N. Congress Ave., Suite 215
West Palm Beach, FL 33409
561-478-8501

SCALE: 1"=500'

DRAWN BY: J.L.C./K.D.D./R.W.D.

DRAWING # OVERALLMP5

FILE # 234.8

DATE: 8/07/01

REVISED 9/18/01
10/29/01

SHEET # 2 OF 2