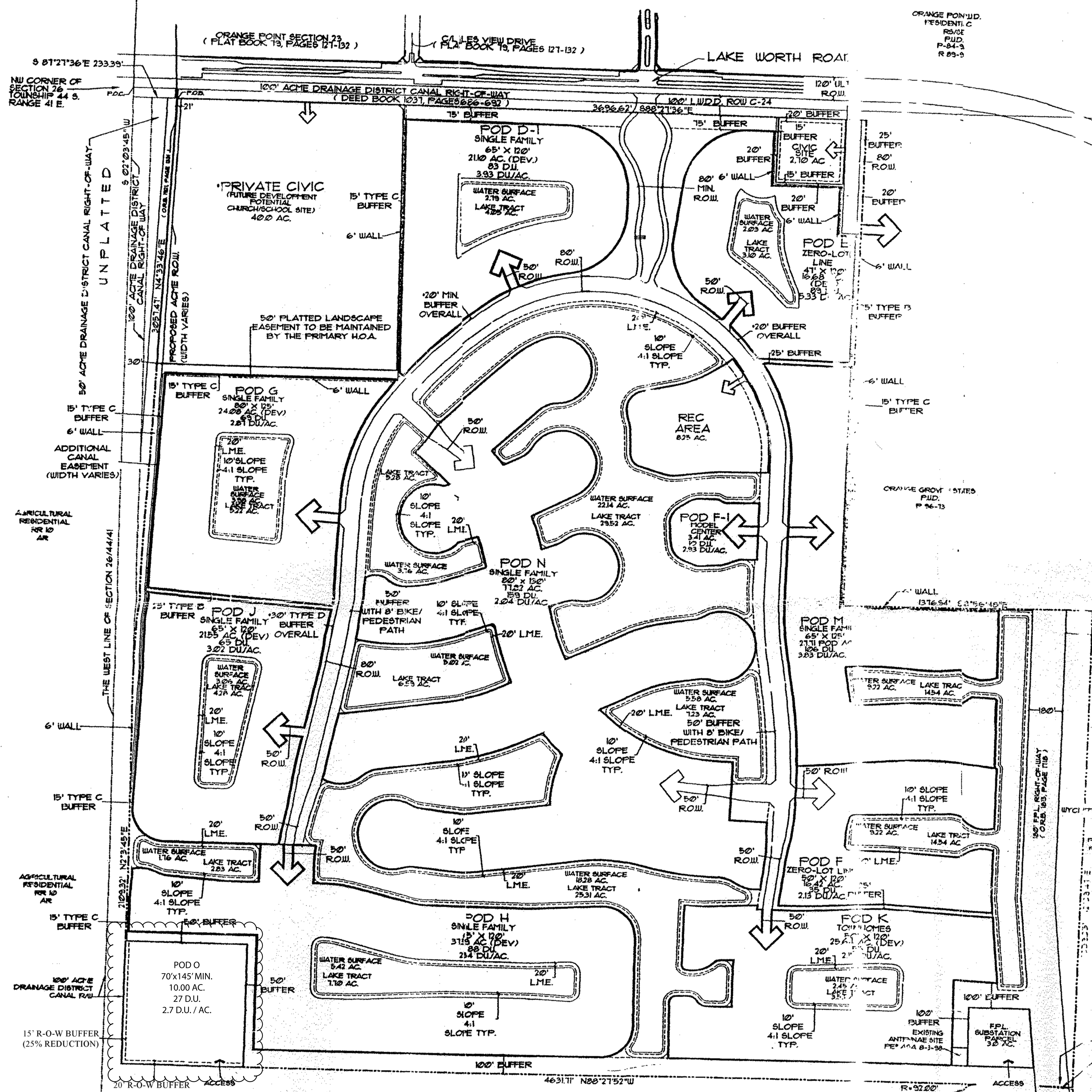




SECTION 26 SITE DATA

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	52.1 AC.	52.1 AC.
TOTAL DUELLING UNITS	785 DU	785 DU
ZONING CLASSIFICATION	RES C-1	RES C-1
LANDUSE DESIGNATION	RES C-1	RES C-1
LANDUSE DESIGNATION	RES C-1	RES C-1
TOTAL LAKE TRACT AREA	18.1 AC.	18.1 AC.
TOTAL WATER SURFACE AREA	85.3 AC.	85.3 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.
FPL SUBSTATION PARCEL	24.0 AC.	24.0 AC.

POD D-1 (APPROVED)

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	13.5 AC.
POD D-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	13.5 AC.
POD D-1 DUELLING UNITS	83 DU
POD D-1 DENSITY	3.3 DU/AC.
POD D-1 LAKE TRACT AREA	4.05 AC.
POD D-1 WATER SURFACE AREA	2.73 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	3.98 AC.
POD E DUELLING UNITS	83 DU
POD E DENSITY	3.3 DU/AC.
POD E LAKE TRACT AREA	3.12 AC.
POD E WATER SURFACE AREA	1.68 AC.
HOUSING TYPE	ZERO-LOT LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	41' 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	35 DU
POD F DENSITY	2.3 DU/AC.
POD F LAKE TRACT AREA	1.25 AC.
POD F WATER SURFACE AREA	1.25 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	-
POD F-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	2.41 AC.
POD F-1 DUELLING UNITS	0 DU
POD F-1 DENSITY	2.3 DU/AC.
POD F-1 LAKE TRACT AREA	-
POD F-1 WATER SURFACE AREA	-
HOUSING TYPE	HYBRID
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIES

RECREATION POD

RECREATION NET POD AREA	6.25 AC.
CLUBHOUSE AREA	12,500 SF.
POOL AREA	12,500 SF.
TOT LOT	12,500 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	18 DU
POD G DENSITY	1.8 DU/AC.
POD G LAKE TRACT AREA	2.73 AC.
POD G WATER SURFACE AREA	2.73 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 120'

15' TYPE C PERIMETER BUFFER

(TYPICAL BUFFER) - THESE TREE HEIGHTS ARE 10 FT. X 8" APPROX. FOR 15' TYPE C BUFFER.

15' TYPE C PERIMETER BUFFER ALSO KEEPS BUFFER OF POD G

(TYPICAL BUFFER) - THESE TREE HEIGHTS ARE 10 FT. X 8" APPROX. FOR 15' TYPE C BUFFER.

25' TYPE B PERIMETER BUFFER

(TYPICAL BUFFER) - THESE TREE HEIGHTS ARE 10 FT. X 8" APPROX. FOR 25' TYPE B BUFFER.

30' TYPE D RIGHT-OF-WAY BUFFER

(TYPICAL BUFFER) - THESE TREE HEIGHTS ARE 10 FT. X 8" APPROX. FOR 30' TYPE D BUFFER.

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

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15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

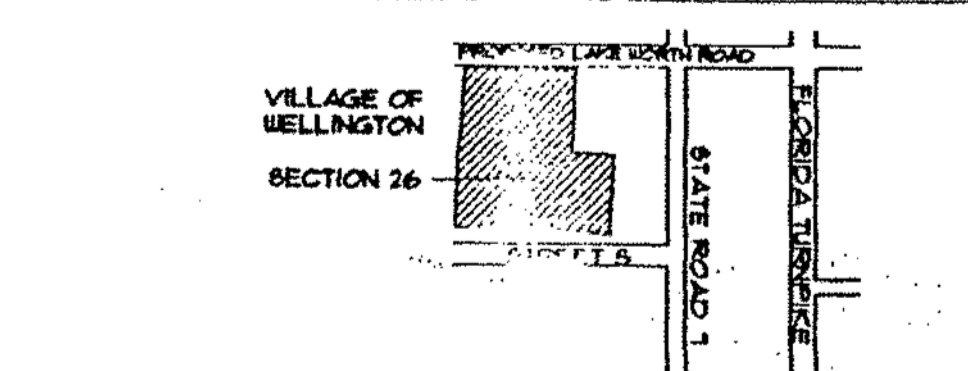
15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

15' TYPE C BUFFER

LOCATION MAP



POD H

POD H DEVELOPABLE AREA W/ LAKE TRACTS	45.25 AC.
POD H NET DEVELOPABLE AREA W/ LAKE TRACTS	45.25 AC.
POD H DUELLING UNITS	80 DU
POD H DENSITY	2.3 DU/AC.
POD H LAKE TRACT AREA	2.73 AC.
POD H WATER SURFACE AREA	2.73 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	25.83 AC.
POD J DUELLING UNITS	215 DU
POD J DENSITY	8.3 DU/AC.
POD J LAKE TRACT AREA	3.02 DU/AC.
POD J WATER SURFACE AREA	4.28 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	29.11 AC.
POD K DUELLING UNITS	215 DU
POD K DENSITY	7.2 DU/AC.
POD K LAKE TRACT AREA	3.33 AC.
POD K WATER SURFACE AREA	4.28 AC.
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

POD M

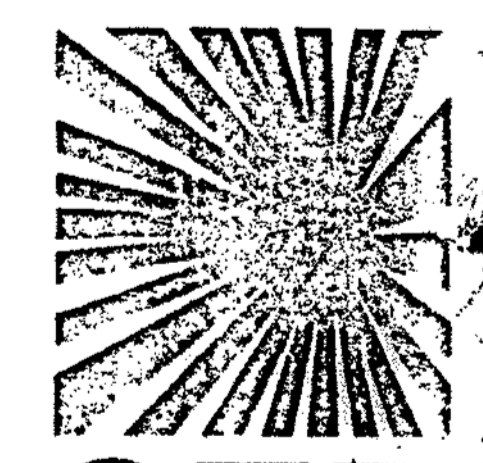
POD M GROSS SURVEY/PLAT ACREAGE	49.37 AC.
POD M DEVELOPABLE AREA W/ LAKE TRACTS	21.11 AC.
POD M NET DEVELOPABLE AREA W/ LAKE TRACTS	21.11 AC.
POD M DUELLING UNITS	106 DU
POD M DENSITY	3.23 DU/AC.
POD M LAKE TRACT AREA	-
POD M WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

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	18 DU
POD N DENSITY	2.04 DU/AC.
POD N LAKE TRACT AREA	-
POD N WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' 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	27 DU
POD O DENSITY	2.7 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 145'



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 #	2346M20
FILE #	234.0
DATE:	7/14/99
REVISED	10/4/99 11/22/99 1/1/00
SHEET #	1 OF 2

POD O REVISED BY:
WGI
2035 VISTA PKWY, WEST PALM
BEACH FL. 33411
(561) 687-2220

- 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 CONCURRENTLY 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 CONCURRENCE MUST BE MET.
 3. 50' LANDSCAPE BUFFER OVERALL DIMENSIONS INCLUDE:
 - 45' LANDSCAPE BUFFER WITH 10' EASEMENT AND 5' OVERLAP
 - INCLUDES 5' WIDE HEADING BIKE/PEDESTRIAN PATH
 - 5' 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.

SITE & TABULAR DATA

SECTION 23, 26, 434	TOWNSHIP 44	RANGE 41
TOTAL DWELLING UNITS	1,521 DU	
TOTAL SITE AREA	15,618 AC.	
TOTAL SITE DENSITY	0.97 DU/AC	
ZONING DESIGNATION	FUD	
LAND USE DESIGNATION	RES C 1-3 DU/AC RES A 2-1 DU/AC	
UNIT TYPE	PROPOSED DWELLING UNITS	
SINGLE FAMILY	995	
ZERO-LOT-LINE	430	
SINGLE FAMILY/EQUES.	124	
TOWNHOMES	10	
MODELS	1,521	
TOTAL	1,521	
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.	

RESIDENTIAL LANDSCAPE REQUIREMENTS

* ALL ACREAGES LISTED FOR PODS ARE NET POD 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	31.23	16.82	581	15,573
C	23.71	16.53	516	21,480
C-1	14.45	9.79	342	1,339
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	19.84	552	12,351
H	32.88	23.63	824	10,913
I	N/A	N/A	N/A	N/A
J	23.01	11.56	403	11,098
K	26.44	17.49	610	9,481
L	576.13	310	10,803	22,196
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	26,735

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES

** INTERNAL TREE REQUIREMENT FOR REC AREA

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

*** SEE POD O 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

0 250' 500' 1000' 1500'

SCALE: 1"=500'-0"



NORTH

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

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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 00°19'41" EAST, ALONG THE EASTERLY LINE OF THE ACCE DRAINAGE DISTRICT'S CANAL, RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 348 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2625.40' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 2625.39' TO A POINT 229.56 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 913.71 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13 AND 148 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 00°33'50" WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 279.41' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 07°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 68.08', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 826.58' 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 SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1980 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 340.85 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITH 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 5468.29' TO A POINT ON A LINE THAT IS 1150' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13, THENCE NORTH 07°35'45" 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 310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°35'45" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1834.50' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 07°35'45" 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 310, THENCE NORTH 00°33'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 3634.50' TO THE EAST LINE OF THE ACCE DRAINAGE DISTRICT'S CANAL, RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 131 AT PAGE 133 OF SAID PUBLIC RECORDS, THENCE SOUTH 84°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5464.84' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 02°35'45" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1980 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 565.31 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 686.31 ACRES, MORE OR LESS.

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-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	195	2.73	SF
O	10.00	27	2.70	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	1,521		

NOTE: TABLE WAS COMBINED AND SIMPLIFIED WITH THE POD C AMENDMENT.

DEVELOPMENT TEAM

LANDSCAPE ARCHITECT/PLANNER
LAND DESIGN SOUTH
1200 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, L MAPING
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

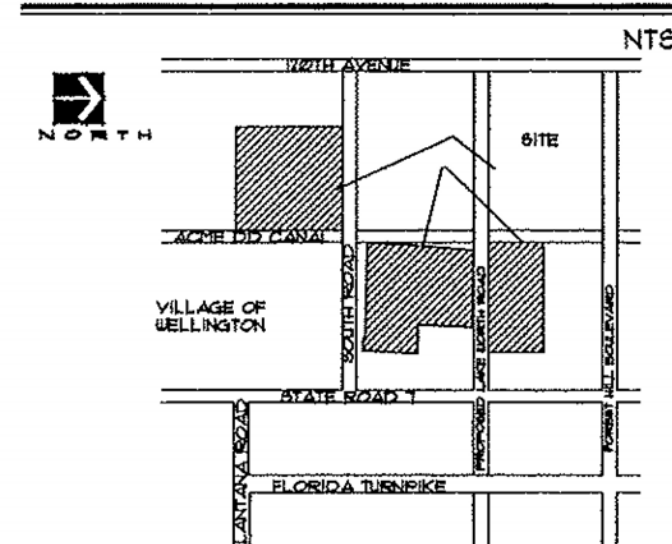
POD O REVISED BY:

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

NOTES

- 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
- 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
 - 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, FLORIDA

OVERALL 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