

SECTION 26 SITE DATA

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	52.21 AC.	785 D.U.
TOTAL DEVELOPABLE AREA	31.55 AC.	483 D.U.
ZONING CLASSIFICATION	RES C-1	3.10 D.U./AC.
LANDUSE DESIGNATION	RES C-1	3.10 D.U./AC.
LANDUSE DENSITY	RES C-1	3.10 D.U./AC.
TOTAL LAKE TRACT AREA	19.66 AC.	603 D.U.
TOTAL WATER SURFACE AREA	19.66 AC.	603 D.U.
RECREATION AREA	1.00 AC.	31 D.U.
CIVIC AREA	1.00 AC.	31 D.U.
COMMERCIAL AREA	1.00 AC.	31 D.U.
FPL SUBSTATION PARCEL	1.00 AC.	31 D.U.

POD D-1 (APPROVED)

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	13.15 AC.
POD D-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	21.00 AC.
POD D-1 DUELLING UNITS	83 D.U.
POD D-1 DENSITY	3.33 D.U./AC.
POD D-1 LAKE TRACT AREA	1.00 AC.
POD D-1 WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD E (APPROVED)

POD E DEVELOPABLE AREA W/ LAKE TRACTS	13.98 AC.
POD E NET DEVELOPABLE AREA W/ LAKE TRACTS	14.42 AC.
POD E DUELLING UNITS	83 D.U.
POD E DENSITY	3.33 D.U./AC.
POD E LAKE TRACT AREA	1.00 AC.
POD E WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' 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	83 D.U.
POD F DENSITY	3.33 D.U./AC.
POD F LAKE TRACT AREA	1.00 AC.
POD F WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD F-1 MODEL CENTER

POD F-1 DEVELOPABLE AREA W/ LAKE TRACTS	3.41 AC.
POD F-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	3.41 AC.
POD F-1 DUELLING UNITS	10 D.U.
POD F-1 DENSITY	2.93 D.U./AC.
POD F-1 LAKE TRACT AREA	1.00 AC.
POD F-1 WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

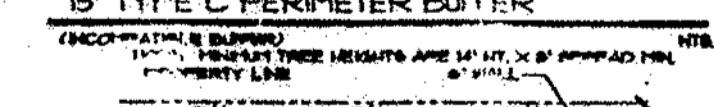
RECREATION POD

RECREATION NET POD AREA	8.25 AC.
CLUBHOUSE AREA	1.00 AC.
POOL AREA	1.00 AC.
TOT LOT	1.00 AC.
PARKING (PROPOSED)	1.00 AC.
4 HANDICAPPED SPACES	1.00 AC.

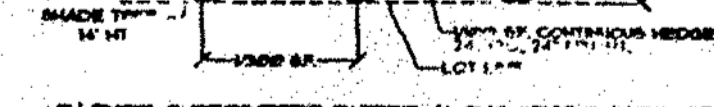
POD G

POD G GROSS SURVEY/PLAT ACRES	14.42 AC.
POD G DEVELOPABLE AREA W/ LAKE TRACTS	23.20 AC.
POD G NET DEVELOPABLE AREA W/ LAKE TRACTS	23.20 AC.
POD G DUELLING UNITS	83 D.U.
POD G DENSITY	3.33 D.U./AC.
POD G LAKE TRACT AREA	1.00 AC.
POD G WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

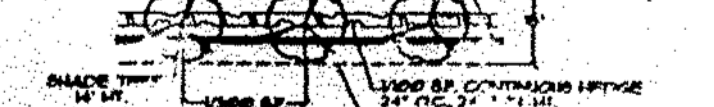
15' TYPE C PERIMETER BUFFER



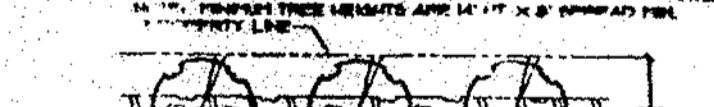
15' TYPE C PERIMETER BUFFER ALONG WEST BUFFER OF POD G



25' TYPE B PERIMETER BUFFER



30' TYPE D RIGHT-OF-WAY BUFFER

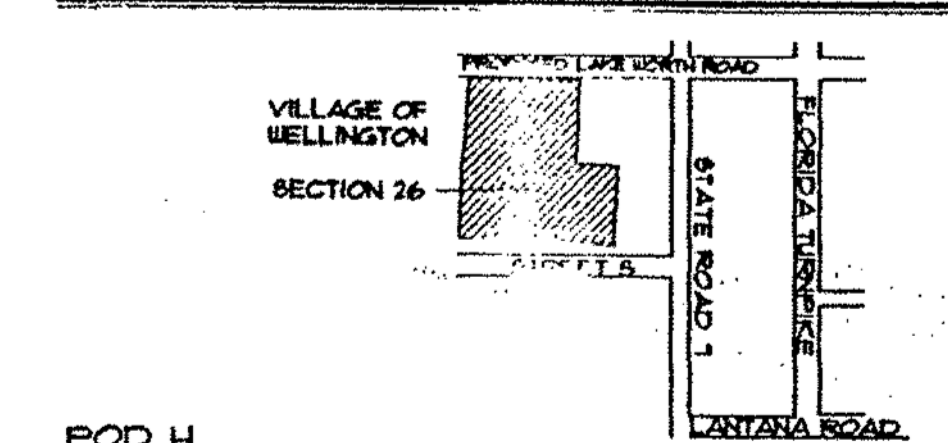


NOTES

1. BUFFERS:
 - 30' BUFFER OVERALL DIMENSION INCLUDES 15' BUFFER W/ 15' OVERLAP
 - 25' BUFFER OVERALL DIMENSION INCLUDES 15' BUFFER W/ 10' OVERLAP
 - 15' BUFFER OVERALL DIMENSION INCLUDES 15' BUFFER W/ 0' OVERLAP
2. PRIVATE CIVIC SITE:
 - SPECIFIC CIVIC USE IS NOT APPROVED FOR THE PROPOSED SITE AT THIS TIME
 - CONCURRENTLY HAS NOT YET BEEN RESERVED FOR ANY USE AT THIS TIME (POD D)
 - SPECIFIC CIVIC USE 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 5' EASEMENT
 - AND 5' OVERLAP
 - INCLUDES 8' WIDE HEADERS/BIKE/PEDESTRIAN PATH
 - 5' LANDSCAPE TYPE 15' BUFFER W/ 10' OVERLAP
4. ALL EXISTING UNNECESSARY EASEMENTS (ROADWAYS, ACCESS, DRAINAGE, UTILITY, ETC.) SHALL BE ABANDONED PRIOR TO OR CONCURRENT WITH THE PLATING OF DEVELOPMENT PARCELS.

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

LOCATION MAP



POD H

POD H DEVELOPABLE AREA W/ LAKE TRACTS	45.25 AC.
POD H NET DEVELOPABLE AREA W/ LAKE TRACTS	31.55 AC.
POD H DUELLING UNITS	83 D.U.
POD H DENSITY	3.33 D.U./AC.
POD H LAKE TRACT AREA	1.00 AC.
POD H WATER SURFACE AREA	1.00 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	21.00 AC.
POD J DUELLING UNITS	83 D.U.
POD J DENSITY	3.33 D.U./AC.
POD J LAKE TRACT AREA	1.00 AC.
POD J WATER SURFACE AREA	1.00 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	25.83 AC.
POD K DUELLING UNITS	83 D.U.
POD K DENSITY	3.33 D.U./AC.
POD K LAKE TRACT AREA	1.00 AC.
POD K WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD M

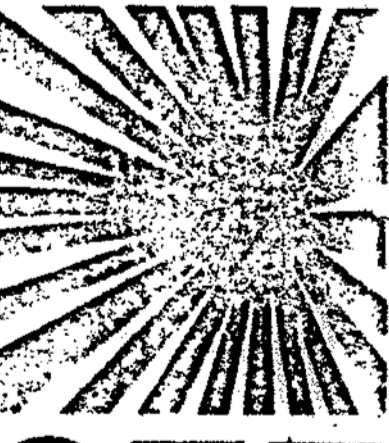
POD M GROSS SURVEY/PLAT ACRES	49.27 AC.
POD M DEVELOPABLE AREA W/ LAKE TRACTS	21.71 AC.
POD M NET DEVELOPABLE AREA W/ LAKE TRACTS	10.00 AC.
POD M DUELLING UNITS	27 D.U.
POD M DENSITY	2.70 D.U./AC.
POD M LAKE TRACT AREA	1.00 AC.
POD M WATER SURFACE AREA	1.00 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD N

POD N DEVELOPABLE AREA W/ LAKE TRACTS	11.83 AC.
POD N NET DEVELOPABLE AREA W/ LAKE TRACTS	11.83 AC.
POD N DUELLING UNITS	38 D.U.
POD N DENSITY	3.24 D.U./AC.
POD N LAKE TRACT AREA	1.00 AC.
POD N WATER SURFACE AREA	1.00 AC.
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 D.U.
POD O DENSITY	2.70 D.U./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
561-478-8501

SCALE: 1"=300'
DRAWN BY: K.D.D.
DRAWING # 2346MP20
FILE # 234.6
DATE: 7/14/99
REVISED: 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	1,521 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	17.43	610	9,481
L	576.13	310	10,803	22,136
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.

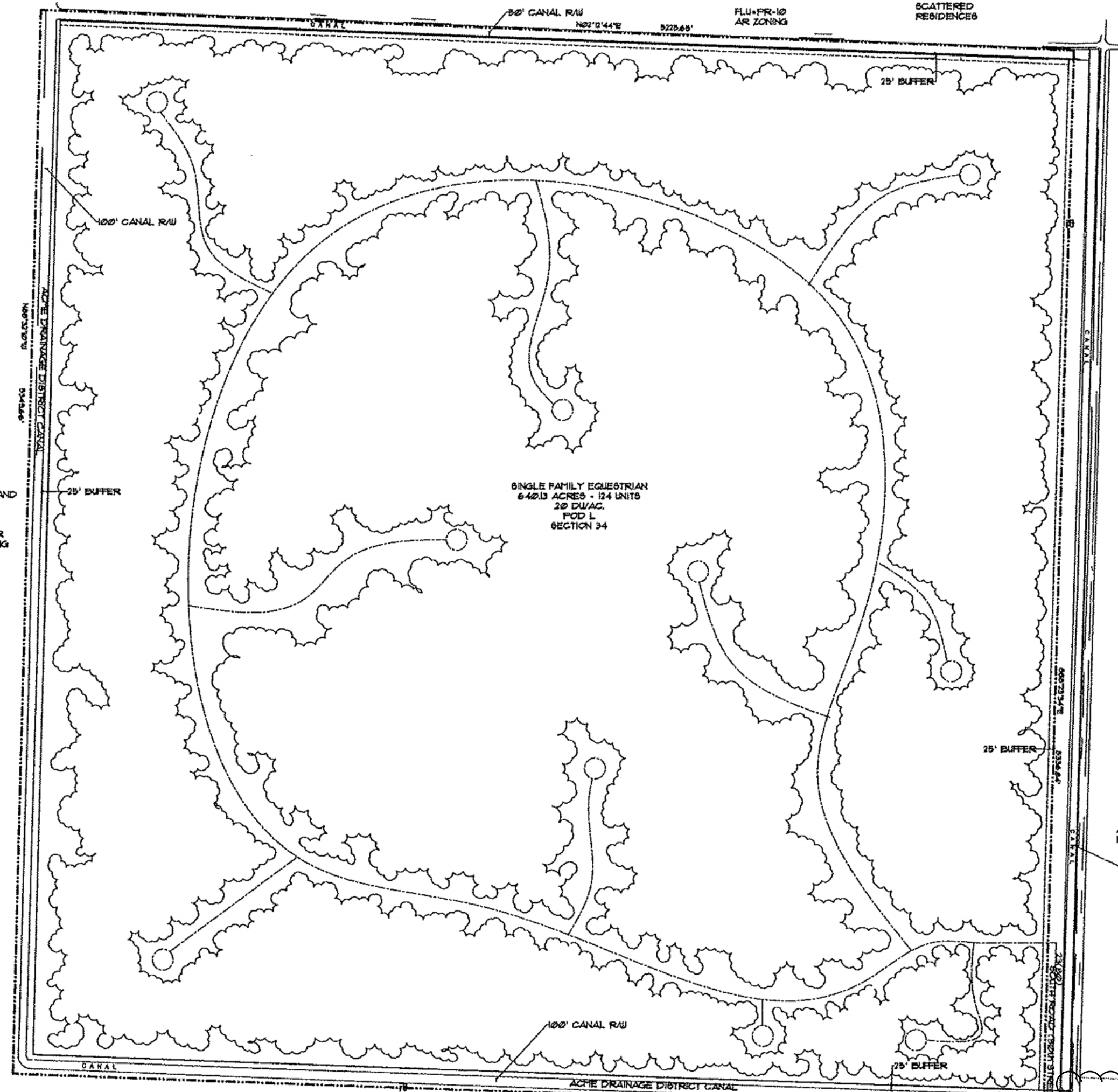
*** SEE POD O LANDSCAPE PLANS FOR INTERNAL TREES

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



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 O AMENDMENT

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 ACRES DRAINAGE DISTRICT'S CANAL, RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 8-48 AT PAGE 348 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 26.0540' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 26.8329' TO A POINT 228.06 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 4.85' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 88°31'53" EAST, A DISTANCE OF 92.1311 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13 AND 1.68 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 27.941' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 07°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 68.020', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 82.6638' 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 340.85 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 54.0829' TO A POINT ON A LINE THAT IS 13.150' 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 274.019' TO THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3009 AT PAGE 148 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 193.450' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 07°35'45" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 267.448' TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3009 AT PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°35'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 36.9436' TO THE EAST LINE OF THE ACRES 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 54.6484' 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 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.

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 & 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

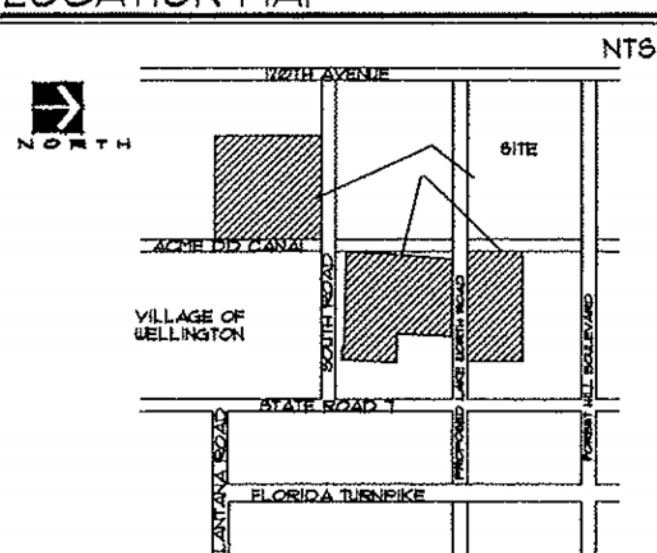
POD O REVISED BY:

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 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