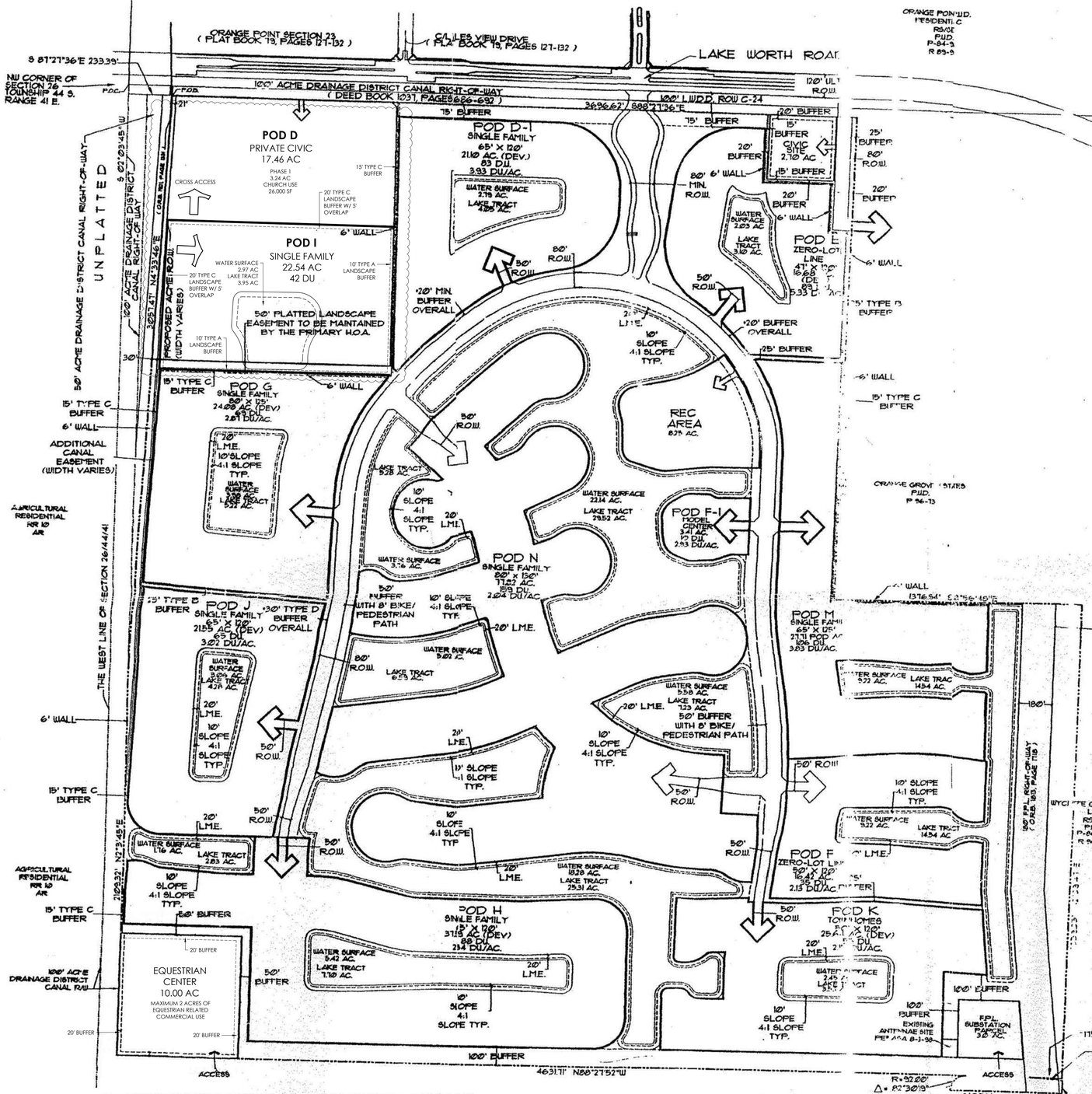


SECTION 26 SITE DATA

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA		520.21 AC.
TOTAL DWELLING UNITS		785.00 D.U.
ZONING CLASSIFICATION		P.U.D.
LANDUSE DESIGNATION		RES C 1-3 DU/AC
LANDUSE DESIGNATION		RES B 3-10 DU/AC
TOTAL LAKE TRACT AREA		99.19 AC.
TOTAL WATER SURFACE AREA		85.13 AC.
RECREATION AREA		8.41 AC.
CIVIC AREA		24.03 AC.
COMMERCIAL AREA		20 AC.
FPL SUBSTATION PARCEL		3.0 AC.

*TOTAL NUMBER OF DWELLING UNITS CANNOT BE CONFIRMED DUE TO SHEET LEGIBILITY.

POD D-1 (APPROVED)

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	19.15 AC.
POD D-1 NET DEVELOPABLE AREA W/O LAKE TRACTS	21.40 AC.
POD D-1 DWELLING UNITS	83 D.U.
POD D-1 DENSITY	3.93 DU/AC.
POD D-1 LAKE TRACT AREA	4.85 AC.
POD D-1 WATER SURFACE AREA	2.79 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD E (APPROVED)

POD E DEVELOPABLE AREA W/ LAKES TRACTS	13.98 AC.
POD E NET DEVELOPABLE AREA W/O LAKE TRACTS	16.68 AC.
POD E DWELLING UNITS	89 D.U.
POD E DENSITY	5.33 DU/AC.
POD E LAKE TRACT AREA	3.60 AC.
POD E WATER SURFACE AREA	2.03 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	47' x 120'

POD F

POD F DEVELOPABLE AREA W/ LAKES TRACTS	-
POD F NET DEVELOPABLE AREA W/O LAKE TRACTS	14.42 AC.
POD F DWELLING UNITS	55 D.U.
POD F DENSITY	2.3 DU/AC.
POD F LAKE TRACT AREA	-
POD F WATER SURFACE AREA	-
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/O LAKE TRACTS	3.41 AC.
POD F-1 DWELLING UNITS	10 D.U.
POD F-1 DENSITY	2.93 DU/AC.
POD F-1 LAKE TRACT AREA	-
POD F-1 WATER SURFACE AREA	-
HOUSING TYPE	MIXED
HOUSING CLASSIFICATION	DEVELOPED
TYPICAL UNIT SIZE	VARIES
SINGLE FAMILY	10 D.U.

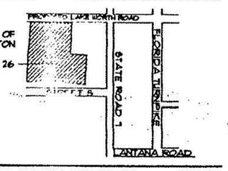
RECREATION POD

RECREATION NET POD AREA	8.25 AC.
CLUBHOUSE AREA	5,000 S.F.
POOL AREA	3,665 S.F.
TOT LOT	15,000 S.F.
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

POD G

POD G GROSS SURVEY/PLAT ACREAGE	38.42 AC.
POD G DEVELOPABLE AREA W/ LAKES TRACTS	29.30 AC.
POD G NET DEVELOPABLE AREA W/O LAKE TRACTS	24.08 AC.
POD G DWELLING UNITS	68 D.U.
POD G DENSITY	2.81 DU/AC.
POD G LAKE TRACT AREA	3.27 AC.
POD G WATER SURFACE AREA	3.38 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' X 125'

LOCATION MAP



POD H

POD H DEVELOPABLE AREA W/ LAKES TRACTS	49.25 AC.
POD H NET DEVELOPABLE AREA W/O LAKE TRACTS	31.59 AC.
POD H DWELLING UNITS	86 D.U.
POD H DENSITY	2.34 DU/AC.
POD H LAKE TRACT AREA	7.10 AC.
POD H WATER SURFACE AREA	5.42 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/O LAKE TRACTS	21.55 AC.
POD J DWELLING UNITS	65 D.U.
POD J DENSITY	3.02 DU/AC.
POD J LAKE TRACT AREA	4.28 AC.
POD J WATER SURFACE AREA	3.26 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD K

POD K DEVELOPABLE AREA W/ LAKES TRACTS	29.11 AC.
POD K NET DEVELOPABLE AREA W/O LAKE TRACTS	25.44 AC.
POD K DWELLING UNITS	98 D.U.
POD K DENSITY	2.15 DU/AC.
POD K LAKE TRACT AREA	3.53 AC.
POD K WATER SURFACE AREA	2.45 AC.
HOUSING TYPE	TOWNHOME
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	20' x 120'

POD M

POD M GROSS SURVEY/PLAT ACREAGE	49.27 AC.
POD M DEVELOPABLE AREA W/ LAKES TRACTS	-
POD M NETDEVELOPABLE AREA W/O LAKE TRACTS	27.11 AC.
POD M DWELLING UNITS	106 D.U.
POD M DENSITY	3.83 DU/AC.
POD M LAKE TRACT AREA	-
POD M WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 125'

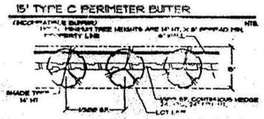
POD N

POD N DEVELOPABLE AREA W/ LAKE TRACTS	-
POD N NET DEVELOPABLE AREA W/O LAKE TRACTS	71.82 AC.
POD N DWELLING UNITS	159 D.U.
POD N DENSITY	2.04 DU/AC.
POD N LAKE TRACT AREA	-
POD N WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED

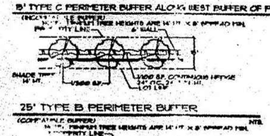
POD I

POD I NET DEVELOPMENT AREA W/ LAKE TRACTS	22.54 AC
POD I NET DEVELOPMENT AREA W/O LAKE TRACTS	18.59 AC
POD I DWELLING UNITS	42 DU
POD I DENSITY	1.86 DU/AC
POD I LAKE TRACT AREA	3.95 AC
POD I WATER SURFACE AREA	2.97 AC
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	69' X 150' / 79' X 150'

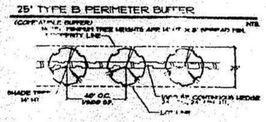
15' TYPE C PERIMETER BUFFER



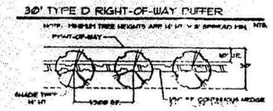
15' TYPE C PERIMETER BUFFER ALONG BEST BUFFER OF POD G



25' TYPE B PERIMETER BUFFER



30' TYPE D RIGHT-OF-WAY BUFFER



NOTES

1. BUFFERS:
   - 30' BUFFER OVERALL DIMENSION INCLUDES:
   - 25' LANDSCAPE BUFFER W/20' 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.
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 PLATTING OF DEVELOPMENT PARCELS.

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ORIGINAL PLAN PREPARED BY LAND DESIGN SOUTH MODIFICATIONS COMPLETED BY INSITE STUDIO, INC.

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 #	2346MP2C
FILE #	234.6
DATE:	7/14/99
REVISED	10/4/99 11/22/99 1/11/00

SHEET # 1 OF 2

DRAWING NUMBER 1 of 1

SUFCO PRODUCTS • NEW HOPE, MINNESOTA

REORDER BY PART NUMBER 6552

PRINTING SIZE OF PRINT SHOWN THIS USE

DRAWING NUMBER

SUFCO PRODUCTS • NEW HOPE, MINNESOTA

PLOTTING SIZE OF PRINT SHOWN THIS USE

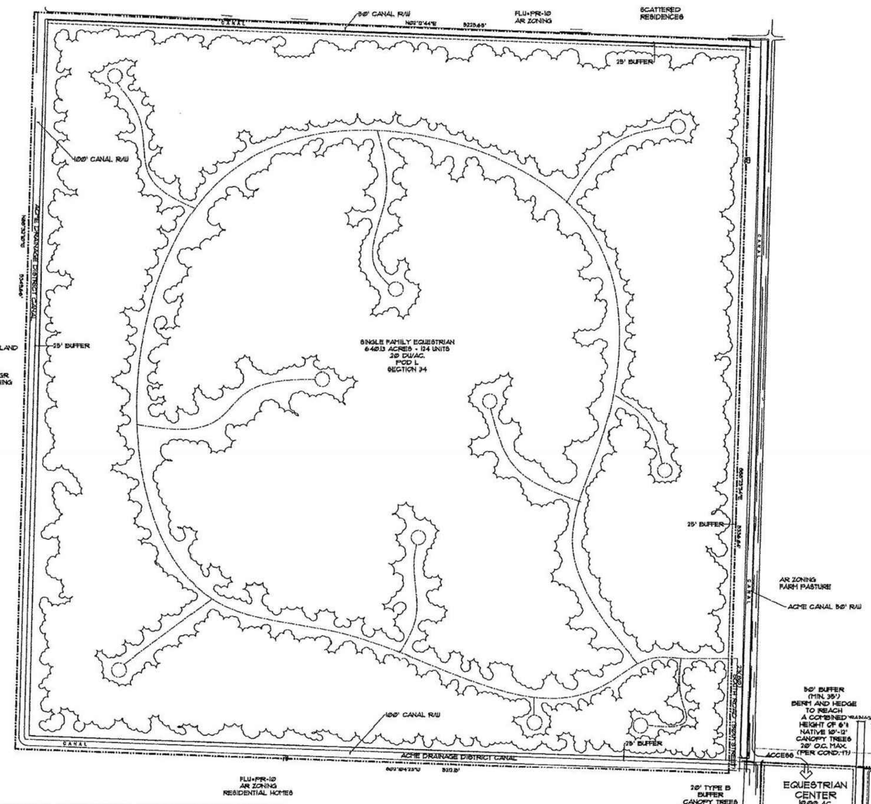
DRAWING NUMBER

Orange Point PUD

Village of Wellington

DRAWING NUMBER 1446-MP-3

PLOTTING SIZE OF PRINT SHOWN THIS USE



PLANNED DEVELOPMENT CHART					
POD NAME	NEW SUBMITTAL				UNIT CHANGE, PERCENT CHANGE
	ACRES	UNIT	DENSITY	CLASS	
A	33.38	183	5.48	ZLL	Ø
B	47.11	180	3.82	SF	Ø
B-1	37.23	87	2.34	SF	Ø
C	23.71	120	5.06	ZLL	Ø
C-1	14.45	41	2.80	SF	Ø
D PRIV.CIVIC	~~40.00~~ 17.46	N/A	N/A	PRIVATE CIVIC	Ø
D-1	17.13	83	3.30	SF	APPROVED
E	13.54	89	4.45	ZLL	APPROVED
F	17.77	35	1.97	SF	APPROVED
F-1 MODELS	3.41	10	2.93	MIXED	APPROVED
G	19.65	69	2.87	SF	APPROVED
H	32.88	61	1.86	SF	APPROVED
I	22.54	42	1.86	SF	+ 42 DU
J	23.01	62	2.69	SF	APPROVED
K	26.44	53	2.00	SF	APPROVED
L	576.13	124	.20	SF	Ø
M	27.71	106	3.83	SF	APPROVED
N	69.92	191	2.73	SF	APPROVED
PUB. CIVIC	31.2	N/A	N/A	N/A	N/A
LAKE TRACT	250.75	N/A	N/A	N/A	N/A
REC.	10.03	N/A	N/A	N/A	N/A
EQ. CTR	10.0	N/A	N/A	N/A	N/A
FPL UTIL	3.0	N/A	N/A	N/A	N/A
BUFFER / RD. ROW	200.16	N/A	N/A	N/A	(+)0.08 AC.
COM.	.92	N/A	N/A	N/A	(-)0.08 AC. *
PRESV.	31.27	N/A	N/A	N/A	N/A
TOTAL	1,560.80	1,536			Ø

* Approved as a flexible regulations at the July 10, 2002 DRC meeting.

NOTE: ALL ACREAGES LISTED FOR PODS ARE NET POD ACREGES

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°18'47" EAST, ALONG THE EASTERLY LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1946 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2629.46' TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00°18'47" EAST, ALONG SAID LINE, A DISTANCE OF 2626.25' TO A POINT 228.26± FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 489' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 88°31'53" EAST, A DISTANCE OF 3213.71 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 23 AND 1148 FEET NORTH OF SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°33'50" WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1112.61' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 87°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 68.08', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 9266.98' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 88°39'16" 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 1990 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 340.0 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 5409.39' TO A POINT ON A LINE THAT IS 3180' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, THENCE NORTH 02°39'45" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2140.18' TO THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1866, PAGE 310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°38'46" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1345.50' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 02°39'45" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 267.68' TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3120 AT PAGE 1846, AS PARCEL III, THENCE NORTH 88°31'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 3614.50' TO THE EAST LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS BOOK 1931 AT PAGE 1331 OF SAID PUBLIC RECORDS, THENCE SOUTH 04°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5484.84' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 02°39'45" 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 1990 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 565.37 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 676.31 ACRES, MORE OR LESS.

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ORIGINAL PLAN PREPARED BY
LAND DESIGN SOUTH MODIFICATIONS
COMPLETED BY INSITE STUDIO, INC.

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

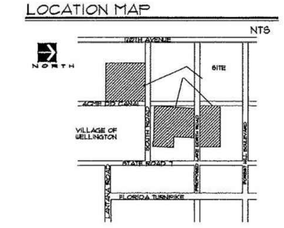
SURVEYOR
LANDMARK SURVEYING & MAPPING
1880 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406

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

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
3. SEE CONDITIONS OF APPROVAL

LOCATION MAP



SITE & TABULAR DATA

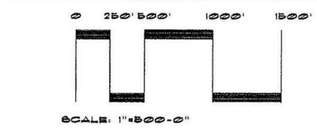
SECTION 23, 26, 34	TOWNSHIP 44	RANGE 41
PETITION NUMBER		(2023-0003-MPA)
TOTAL DWELLING UNITS		~~1,494~~ DU 1,536 DU
TOTAL SITE AREA		~~1561.8~~ AC.
TOTAL SITE DENSITY		0.96DU/AC. 0.98 DU/AC.
ZONING DESIGNATION		PUD
LAND USE DESIGNATION		RES C 1-3 DU/AC RES A 0-1 DU/AC
		PROPOSED
UNIT TYPE		DWELING UNITS
SINGLE FAMILY		968 1,010
ZERO-LOT-LINE		382
SINGLE FAMILY/EQUES.		124
TOWNHOMES		
MODELS		10
TOTAL		~~1,494~~ 1,536
MODEL CENTER UNIT BREAKDOWN		UNITS
SINGLE FAMILY		10
TOTAL MODEL UNITS		10
SITE ACREAGE BREAKDOWN		
RESIDENTIAL AREA		~~984.47~~ AC. 1,007.01 AC.
COMMERCIAL AREA		~~.92~~ AC.
PUBLIC CIVIC (FIRE STATION)		2.7 AC.
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC		~~40~~ AC. 17.46 AC.
CIVIC/ SCHOOL		~~28.5~~ AC.
TOTAL LAKE TRACT AREA		~~250.75~~ AC. 253.72 AC.
TOTAL RECREATION/ CLUB AREA		~~10.03~~ AC. 10.83 AC.
PRESERVE AREA/ OPEN SPACE		~~312.1~~ AC.
EQUESTRIAN CENTER		10 AC.
FPL SUBSTATION CENTER		3 AC.
BUFFER/ROAD ROW AREA		~~200.16~~ AC.
TOTAL ACRES		1,560.80 AC

RESIDENTIAL LANDSCAPE REQUIREMENTS

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES

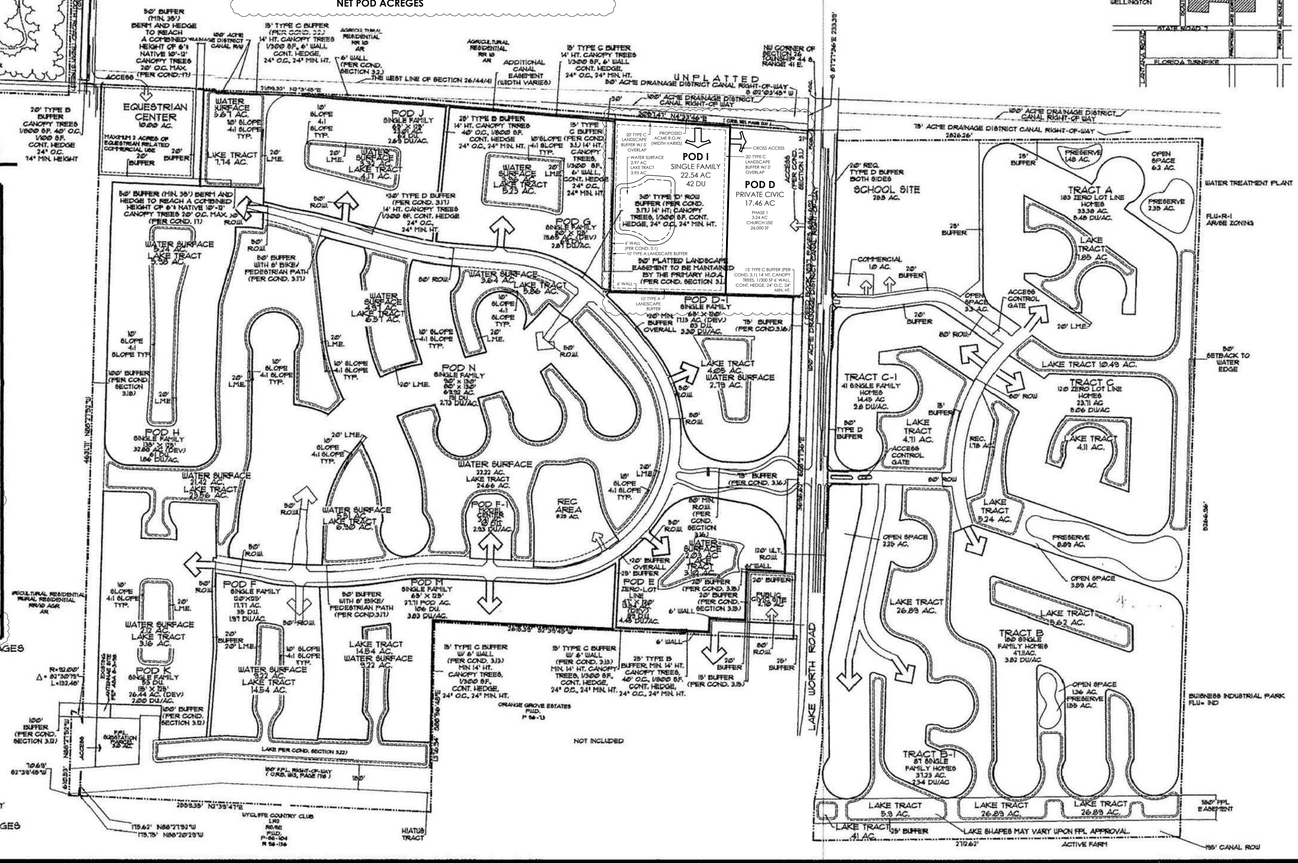
POD NAME	*ACRES	TOTAL LOT AREA (AC.)	INTERNAL TREES REQUIRED (1/1250 SF)**	INTERNAL SHRUBS REQUIRED (175/ LOT)**
A	33.38	22.69	791	32,157
B	47.11	33.57	1170	32,220
B-1	37.23	16.82	587	15,573
C	23.71	16.53	576	21,480
C-1	14.45	9.79	342	7,339
REC	10.03	8.25	175	525
D-1	17.13	14.86	518	14,857
E	13.54	11.52	402	15,931
F	17.77	12.05	420	6,265
F-MODELS	3.41	3.41	118	1,790
G	19.65	15.84	552	12,351
H	32.88	23.63	824	10,919
I	22.54	11.78	410.48	7,518
J	23.01	11.56	403	11,098
K	26.44	17.49	610	9,487
L	576.13	310	10803	22,196
M	27.71	19.77	689	18,974
N	69.92	47.92	1670	34,189
TOTAL	993.5 1,016	595.7 607.5		

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES
**INTERNAL TREE REQUIREMENT FOR REC AREA 1/2500 SF. INTERNAL SHRUB REQUIREMENT 3/2500 SF.
- MIN. NATIVE TREE REQUIREMENT IS 50%
- TREE AND SHRUB REQUIREMENTS CALCULATED PER ORD. 98-101 Sec. 6.5.5.n.2b



NORTH

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



ORANGE POINT P.U.D.

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

PREPARED FOR LENNAR HOMES

VILLAGE OF WELLINGTON, FLORIDA

LAND DESIGN SOUTH
Landscape Architecture / Land Planning

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 #	234.6
DATE:	8/07/01
REVISED	9/18/01 10/29/01

SHEET # 2 OF 2