

**SECTION 26 SITE DATA**

SECTION 26 AREA	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	527.3 AC	785.03 DU
TOTAL DWELLING UNITS	83 DU	P.U.D.
ZONING CLASSIFICATION		
LAND USE DESIGNATION		
LAND USE DEDICATION		
TOTAL LAKE TRACT AREA	184 AC	8513 AC
TOTAL WATER SURFACE AREA	24.0 AC	24.0 AC
RECREATION AREA	61 AC	61 AC
CIVIC AREA	24.0 AC	24.0 AC
COMMERCIAL AREA	24.0 AC	24.0 AC
FPL SUBSTATION PARCEL	23.2 AC	23.2 AC

**POD D-1 (APPROVED)**

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	13.15 AC
POD D-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	21.80 AC
POD D-1 DWELLING UNITS	83 DU
POD D-1 DENSITY	3.81 DU/AC
POD D-1 LAKE TRACT AREA	4.65 AC
POD D-1 WATER SURFACE AREA	2.70 AC
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

**POD E (APPROVED)**

POD E DEVELOPABLE AREA W/ LAKE TRACTS	3.88 AC
POD E NET DEVELOPABLE AREA W/ LAKE TRACTS	14.44 AC
POD E DWELLING UNITS	83 DU
POD E DENSITY	5.73 DU/AC
POD E LAKE TRACT AREA	3.07 AC
POD E WATER SURFACE AREA	3.07 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 DWELLING UNITS	25 DU
POD F DENSITY	1.73 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/ LAKE TRACTS	3.41 AC
POD F-1 DWELLING UNITS	10 DU
POD F-1 DENSITY	2.90 DU/AC
POD F-1 LAKE TRACT AREA	-
POD F-1 WATER SURFACE AREA	-
HOUSING TYPE	MIXED
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIABLE

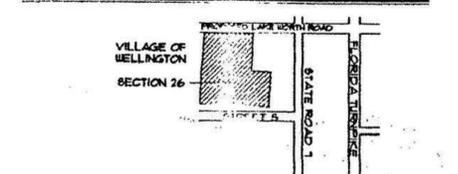
**RECREATION POD**

RECREATION NET POD AREA	6.75 AC
CLUBHOUSE AREA	12,000 SF
POOL AREA	7,665 SF
TOT LOT	15,665 SF
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

**POD G**

POD G GROSS SURVEY/PLAT ACREAGE	14.42 AC
POD G DEVELOPABLE AREA W/ LAKE TRACTS	23.30 AC
POD G NET DEVELOPABLE AREA W/ LAKE TRACTS	24.70 AC
POD G DWELLING UNITS	10 DU
POD G DENSITY	0.41 DU/AC
POD G LAKE TRACT AREA	2.81 AC
POD G WATER SURFACE AREA	2.73 AC
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 120'

**LOCATION MAP**



**POD H**

POD H DEVELOPABLE AREA W/ LAKE TRACTS	45.25 AC
POD H NET DEVELOPABLE AREA W/ LAKE TRACTS	31.29 AC
POD H DWELLING UNITS	60 DU
POD H DENSITY	1.30 DU/AC
POD H LAKE TRACT AREA	2.34 AC
POD H WATER SURFACE AREA	1.10 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 DWELLING UNITS	60 DU
POD J DENSITY	2.32 DU/AC
POD J LAKE TRACT AREA	3.07 AC
POD J WATER SURFACE AREA	3.06 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	29.64 AC
POD K DWELLING UNITS	59 DU
POD K DENSITY	2.01 DU/AC
POD K LAKE TRACT AREA	3.93 AC
POD K WATER SURFACE AREA	7.45 AC
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

**POD M**

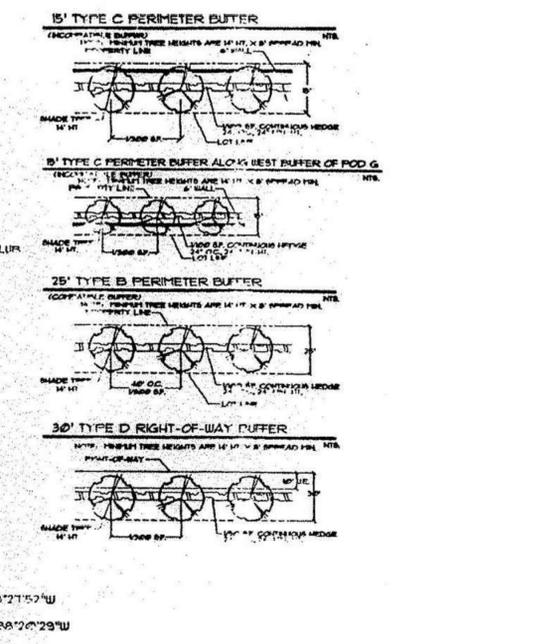
POD M GROSS SURVEY/PLAT ACREAGE	49.21 AC
POD M DEVELOPABLE AREA W/ LAKE TRACTS	21.71 AC
POD M NET DEVELOPABLE AREA W/ LAKE TRACTS	106 DU
POD M DWELLING UNITS	3.83 DU/AC
POD M LAKE TRACT AREA	-
POD M WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 125'

**POD N**

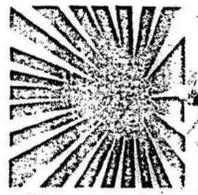
POD N DEVELOPABLE AREA W/ LAKE TRACTS	11.82 AC
POD N NET DEVELOPABLE AREA W/ LAKE TRACTS	11.82 AC
POD N DWELLING UNITS	10 DU
POD N DENSITY	0.84 DU/AC
POD N LAKE TRACT AREA	2.04 AC
POD N WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED

**POD I**

POD I NET DEVELOPABLE AREA W/ LAKE TRACTS	22.54 AC
POD I NET DEVELOPABLE AREA W/ LAKE TRACTS	18.59 AC
POD I DWELLING UNITS	4.80 DU
POD I DENSITY	0.26 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'



- 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. 50' LANDSCAPE BUFFER OVERALL DIMENSIONS INCLUDE:
    - 45' LANDSCAPE BUFFER WITH 10' EASEMENT
    - AND 5' OVERLAP
    - INCLUDES 8' WIDE HEADERS 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 FLATTING OF DEVELOPMENT PARCELS.



**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

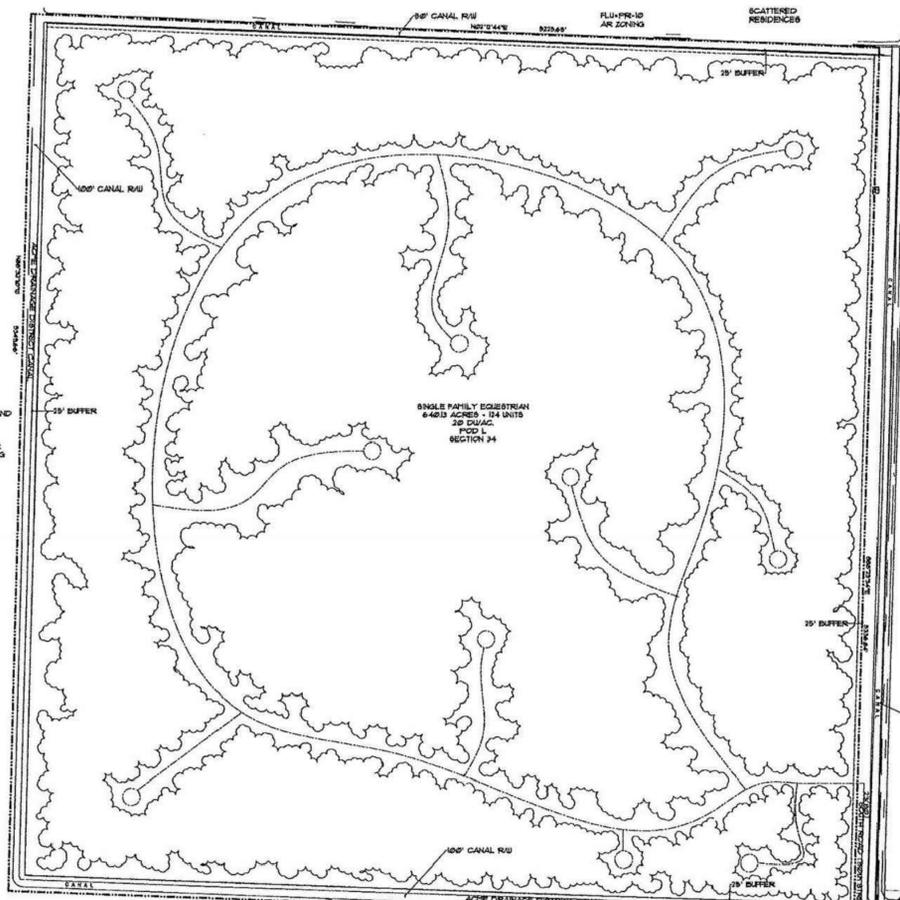
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REVISED:	10/14/98 11/22/98 1/11/00
SHEET #:	1 OF 2

DRAWING NUMBER  
**1 of 1**

DRAWING NUMBER

DRAWING NUMBER  
**Orange Point PUD**

DRAWING NUMBER  
**146-AP-3**



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	46.96	N/A	N/A	PRIVATE CIVIC	Ø
PRIV. CIVIC	17.46				
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	3.41	10	2.93	MIXED	APPROVED
MODELS					
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	2.00	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 ACRES LISTED FOR PODS ARE NET POD ACRES

**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 00°19'41" EAST, ALONG THE EASTERN LINE OF THE ACHE DRAINAGE DISTRICT'S CANAL, RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 848 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2629.40' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 2629.40' TO A POINT 220.26 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 488' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 00°19'41" EAST, A DISTANCE OF 513.71 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23 AND 148 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 2714.1' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 07°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 8626', THENCE NORTH 88°18'18" WEST, A DISTANCE OF 1846.88' TO THE POINT OF BEGINNING.  
BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 88°30'16" 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 1983 ADJUSTMENT.  
SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 340.6 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 80°17'07" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 8468.59' TO A POINT ON A LINE THAT IS 3740' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, THENCE NORTH 67°34'48" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 21482.10' TO THE SOUTH LINE OF SAID SECTION 26, THENCE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 2629.40' TO THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 00°33'50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 2614.88' TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 848 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°19'41" 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 848 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°19'41" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 3643.50' TO THE EAST LINE OF THE ACHE DRAINAGE DISTRICT'S CANAL, RIGHT OF WAY AS DESCRIBED AND DESCRIBED IN OFFICIAL RECORDS BOOK 191 AT PAGE 131 OF SAID PUBLIC RECORDS, THENCE SOUTH 64°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 8468.59' 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 1983 ADJUSTMENT.  
SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 865.51 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 696.31 ACRES, MORE OR LESS.

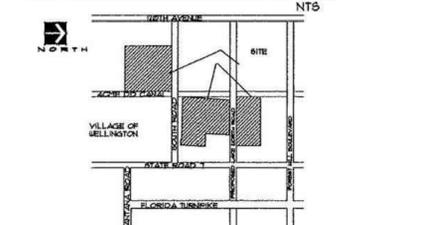
**DEVELOPMENT TEAM**

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  
1882 FOREST HILL BLVD. SUITE 102  
WEST PALM BEACH, FLORIDA 33406  
ENGINEERS  
MICHAEL B. SCHORAH I ASBCC, INC.  
1850 FOREST HILL BLVD.  
WEST PALM BEACH, FLORIDA 33406

**NOTES**

- BUFFERS  
-20' BUFFER OVERALL DIMENSION INCLUDES:  
-25' LANDSCAPE BUFFER W/Ø U.E. AND 5' OVERLAP  
-20' BUFFER OVERALL DIMENSION INCLUDES:  
-15' LANDSCAPE TYPE 'D' BUFFER W/Ø 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 (D)  
-SPECIFIC USES MUST BE APPROVED AT A LATER DATE AT WHICH TRAFFIC CONCURRENCY MUST BE MET  
-SEE CONDITIONS OF APPROVAL

**LOCATION MAP**



**SITE & TABULAR DATA**

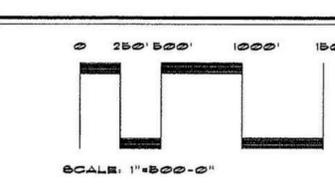
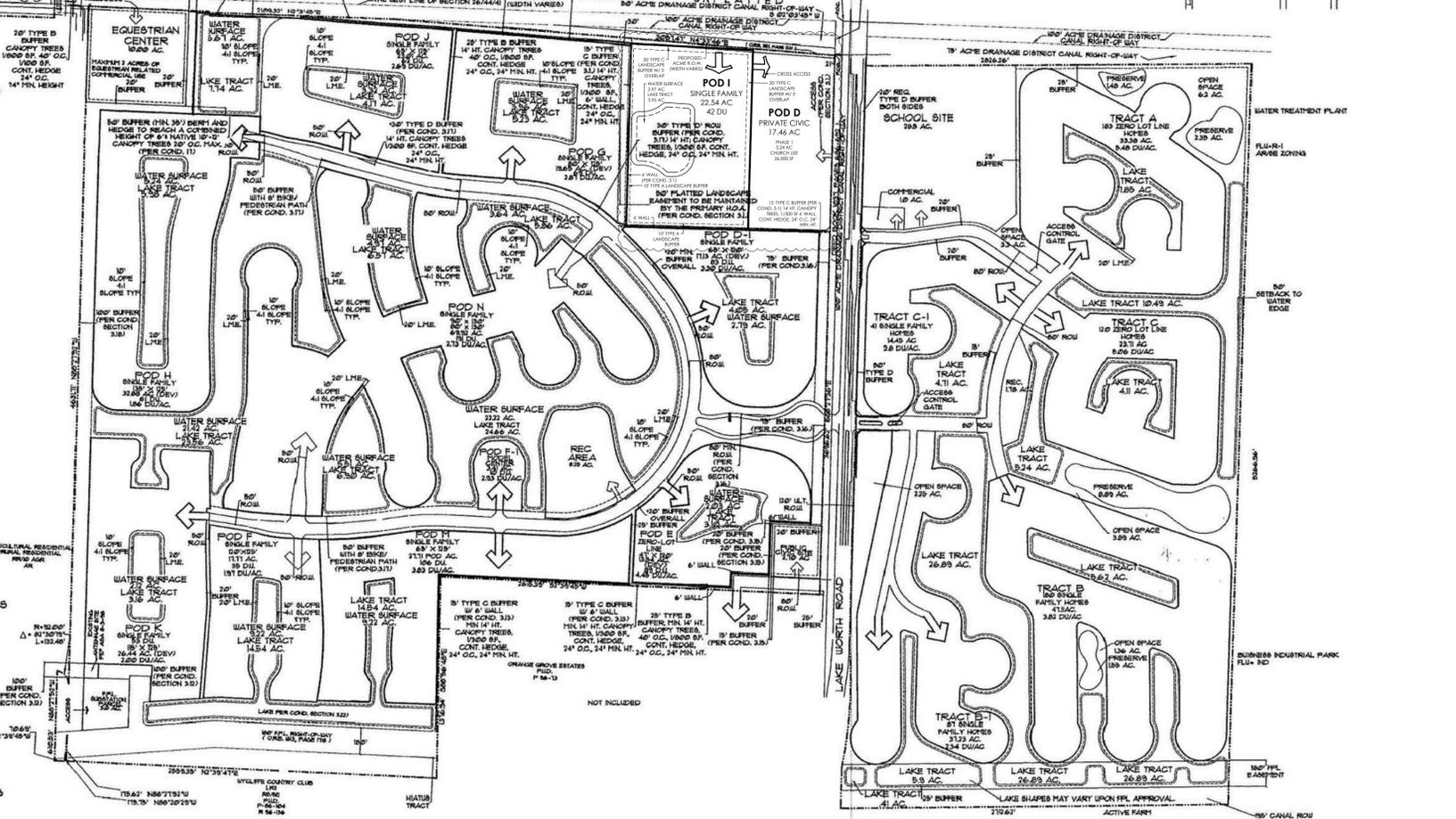
SECTION 23, 26, 34	TOWNSHIP 44	RANGE 41
PETITION NUMBER	(2023-0003-MPA)	
TOTAL DWELLING UNITS	1,494 DU / 1,536 DU	
TOTAL SITE AREA	1,561.8 AC	
TOTAL SITE DENSITY	0.94 DU/AC; 0.98 DU/AC	
ZONING DESIGNATION	PUD	
LAND USE DESIGNATION	RES C-1-3 DU/AC RES A Ø-1 DU/AC PROPOSED	
UNIT TYPE	DWELLING UNITS	
SINGLE FAMILY	968 / 1,010	
ZERO-LOT-LINE	392	
SINGLE FAMILY/EQUES.	124	
TOWNHOMES	Ø	
MODELS	Ø	
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)	2.1 AC	
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC	46 AC; 17.46 AC	
SCHOOL	28.5 AC	
TOTAL LAKE TRACT AREA	250.75 AC; 253.72 AC	
TOTAL RECREATION CLUB AREA	16.63 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 ACRES LISTED FOR PODS ARE NET POD ACRES

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	33.51	1170	32,220
B-1	37.23	16.82	587	15,813
C	23.71	16.53	576	21,480
C-1	14.45	9.79	342	1,339
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	11.77	12.05	420	6,265
F-1 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	11,038
K	26.44	17.49	610	9,487
L	576.13	310	10,803	22,386
M	27.71	19.11	609	18,974
N	69.92	47.92	1,670	34,189
TOTAL	993.5	1,016	595.7	607.5

\* ALL ACRES LISTED FOR PODS ARE NET POD ACRES  
- INTERNAL TREE REQUIREMENT FOR REC AREA  
- 1/250 SF. INTERNAL SHRUB REQUIREMENT 3/250 SF.  
- MIN. NATIVE TREE REQUIREMENT IS 50%  
- TREE AND SHRUB REQUIREMENTS CALCULATED PER ORD. 98-10/ Sec. 6.9.8.5.2.0



ORIGINAL MASTER PLAN DESIGNED BY JULIAN BRYAN AND ASSOCIATES. MASTER PLAN REDRAFTED BY 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

**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