

**SECTION 26 SITE DATA**

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	521.1 AC.	785 D.U.
TOTAL DWELLING UNITS	785	P.U.D.
ZONING CLASSIFICATION	RES C	1-10 D.U./AC
LAND USE DESIGNATION	RES B	1-10 D.U./AC
TOTAL LAKE TRACT AREA	1814 AC.	8513 AC.
TOTAL WATER SURFACE AREA	64 AC.	24.0 AC.
RECREATION AREA	24.0 AC.	20 AC.
CIVIC AREA	20 AC.	20 AC.
COMMERCIAL AREA	20 AC.	20 AC.
F.P.L. SUBSTATION PARCEL	20 AC.	20 AC.

**POD D-1 (APPROVED)**

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	19.5 AC.
POD D-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	2182 AC.
POD D-1 DWELLING UNITS	83 D.U.
POD D-1 DENSITY	3.93 D.U./AC.
POD D-1 LAKE TRACT AREA	4.0% 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	14.42 AC.
POD E DWELLING UNITS	35 D.U.
POD E DENSITY	2.3 D.U./AC.
POD E LAKE TRACT AREA	3.0 AC.
POD E WATER SURFACE AREA	1.73 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	35 D.U.
POD F DWELLING UNITS	23 D.U./AC.
POD F DENSITY	2.3 D.U./AC.
POD F LAKE TRACT AREA	3.0 AC.
POD F WATER SURFACE AREA	1.73 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	50' x 120'

**POD F-1 MODEL CENTER**

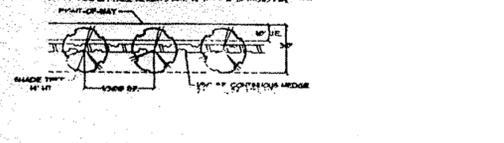
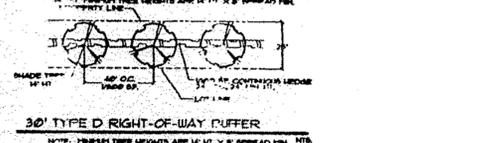
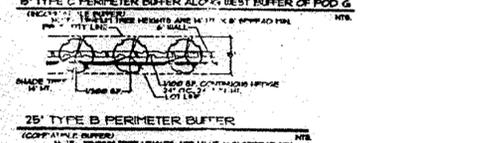
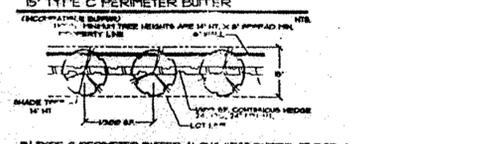
POD F-1 DEVELOPABLE AREA W/ LAKE TRACTS	3.41 AC.
POD F-1 NET DEVELOPABLE AREA W/ LAKE TRACTS	10 D.U.
POD F-1 DWELLING UNITS	2.91 D.U./AC.
POD F-1 DENSITY	2.91 D.U./AC.
POD F-1 LAKE TRACT AREA	0.0 AC.
POD F-1 WATER SURFACE AREA	0.0 AC.
HOUSING TYPE	HYBRID
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIES

**RECREATION POD**

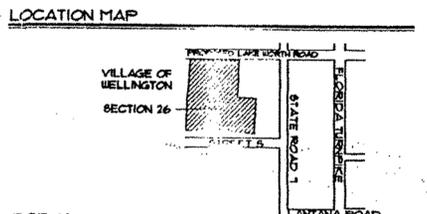
RECREATION INT. POD AREA	6.25 AC.
CLUBHOUSE AREA	12.00 SF.
POOL	12.00 SF.
TOT. LOT	12.00 SF.
PARKING (PROPOSED)	34 SPACES
4 HANDICAPPED SPACES	

**POD G**

POD G GROSS SURVEY/PLAT ACRES	34.42 AC.
POD G DEVELOPABLE AREA W/ LAKE TRACTS	23.30 AC.
POD G NET DEVELOPABLE AREA W/ LAKE TRACTS	24.75 AC.
POD G DWELLING UNITS	19 D.U.
POD G DENSITY	2.5 D.U./AC.
POD G LAKE TRACT AREA	2.3 AC.
POD G WATER SURFACE AREA	2.3 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 120'



- 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' U.E. AND 5' OVERLAP AND 5' OVERLAP.
    - INCLUDES 5' WIDE HEADING BIKE/PEDESTRIAN PATH BY 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.



**POD H**

POD H DEVELOPABLE AREA W/ LAKE TRACTS	45.25 AC.
POD H NET DEVELOPABLE AREA W/ LAKE TRACTS	3159 AC.
POD H DWELLING UNITS	80 D.U.
POD H DENSITY	2.34 D.U./AC.
POD H LAKE TRACT AREA	1.70 AC.
POD H WATER SURFACE AREA	1.70 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	2159 AC.
POD J DWELLING UNITS	83 D.U.
POD J DENSITY	3.02 D.U./AC.
POD J LAKE TRACT AREA	4.28 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	2564 AC.
POD K DWELLING UNITS	89 D.U.
POD K DENSITY	2.93 D.U./AC.
POD K LAKE TRACT AREA	1.48 AC.
POD K WATER SURFACE AREA	1.48 AC.
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

**POD M**

POD M GROSS SURVEY/PLAT ACRES	49.21 AC.
POD M DEVELOPABLE AREA W/ LAKE TRACTS	21.11 AC.
POD M NET DEVELOPABLE AREA W/ LAKE TRACTS	106 D.U.
POD M DWELLING UNITS	3.83 D.U./AC.
POD M LAKE TRACT AREA	0.0 AC.
POD M WATER SURFACE AREA	0.0 AC.
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	129 D.U.
POD N DWELLING UNITS	2.64 D.U./AC.
POD N DENSITY	2.64 D.U./AC.
POD N LAKE TRACT AREA	0.0 AC.
POD N WATER SURFACE AREA	0.0 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 DWELLING UNITS	27 D.U.
POD O DENSITY	2.7 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'

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

**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.

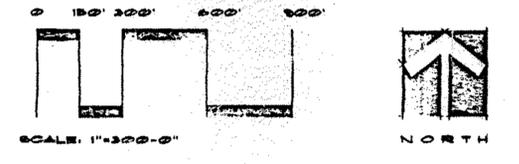
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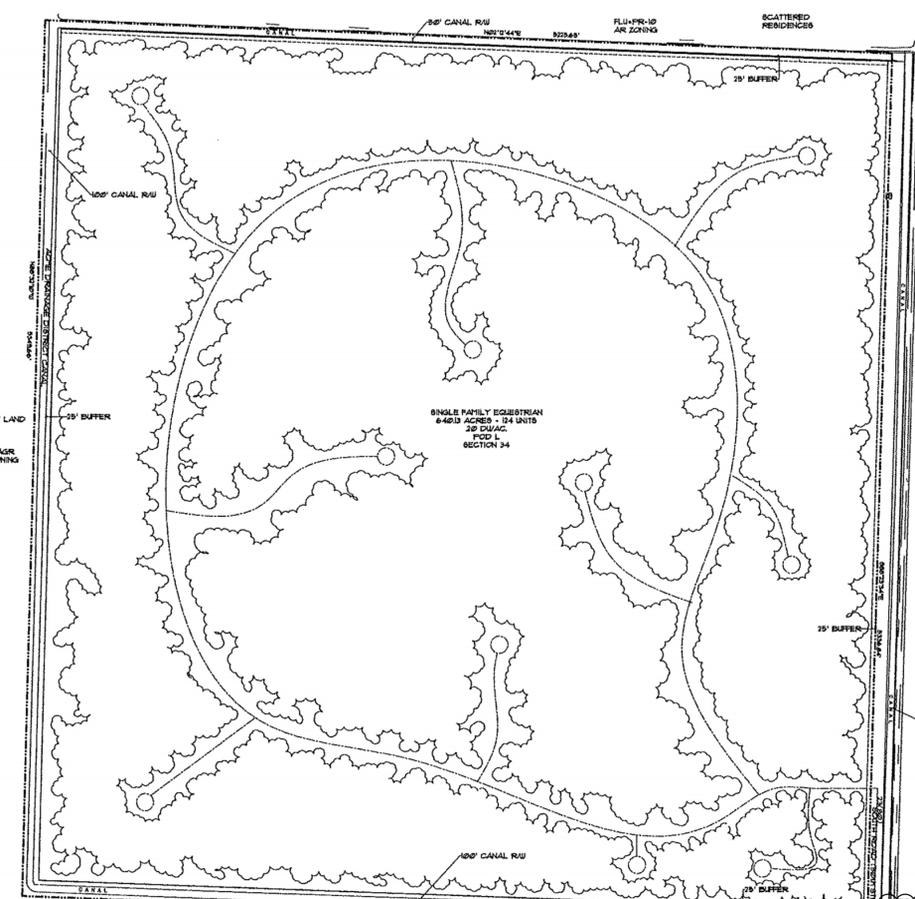
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DATE: 7/14/99

REVISED: 10/4/99  
11/22/99  
1/1/00

SHEET # 1 OF 2





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	17.13	83	3.30	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	2.78	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
<b>TOTAL</b>	<b>1,561.80</b>			

NOTE: TABLE WAS COMBINED AND SIMPLIFIED WITH THE POD 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:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 00°19'41" EAST, ALONG THE EASTERN LINE OF THE ACNE DRAINAGE DISTRICT 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 26.09-40' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 26.28-29' TO A POINT 229.04 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 4.85' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 89°31'53" EAST, A DISTANCE OF 32.131 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23 AND 3.49 FEET NORTH OF SOUTHWEST CORNER OF SAID SECTION 23, THENCE NORTH 89°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 60.02', THENCE NORTH 89°14'59" WEST, A DISTANCE OF 326.50' TO THE POINT OF BEGINNING.  
(BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 89°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 340.25 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 89°27'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 546.829' TO A POINT ON A LINE THAT IS 120' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, THENCE NORTH 07°35'45" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2140.19' TO THE SOUTH LINE OF SAID SECTION 26, THENCE NORTH 07°35'45" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 36.9436' TO THE EAST LINE OF SAID SECTION 26, THENCE SOUTH 89°31'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 36.9436' TO THE EAST LINE OF THE ACNE DRAINAGE DISTRICT CANAL, RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 131 AT PAGE 133 OF SAID PUBLIC RECORDS, THENCE SOUTH 04°39'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 546.844' TO THE POINT OF BEGINNING.  
(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 07°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 665.31 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 696.31 ACRES, MORE OR LESS.

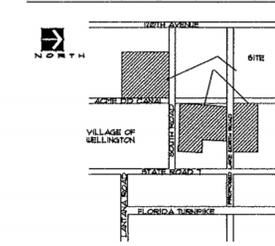
**DEVELOPMENT TEAM**

LANDSCAPE ARCHITECT/PLANNER  
LAND DESIGN SOUTH  
1220 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**

- BUFFERS  
-30' BUFFER OVERALL DIMENSION INCLUDES:  
25' LANDSCAPE BUFFER 1/2' U.E. AND 5' OVERLAP  
-20' BUFFER OVERALL DIMENSION INCLUDES:  
15' LANDSCAPE TYPE 'D' BUFFER 1/2' 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**



**SITE & TABULAR DATA**

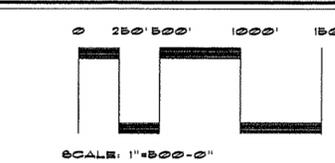
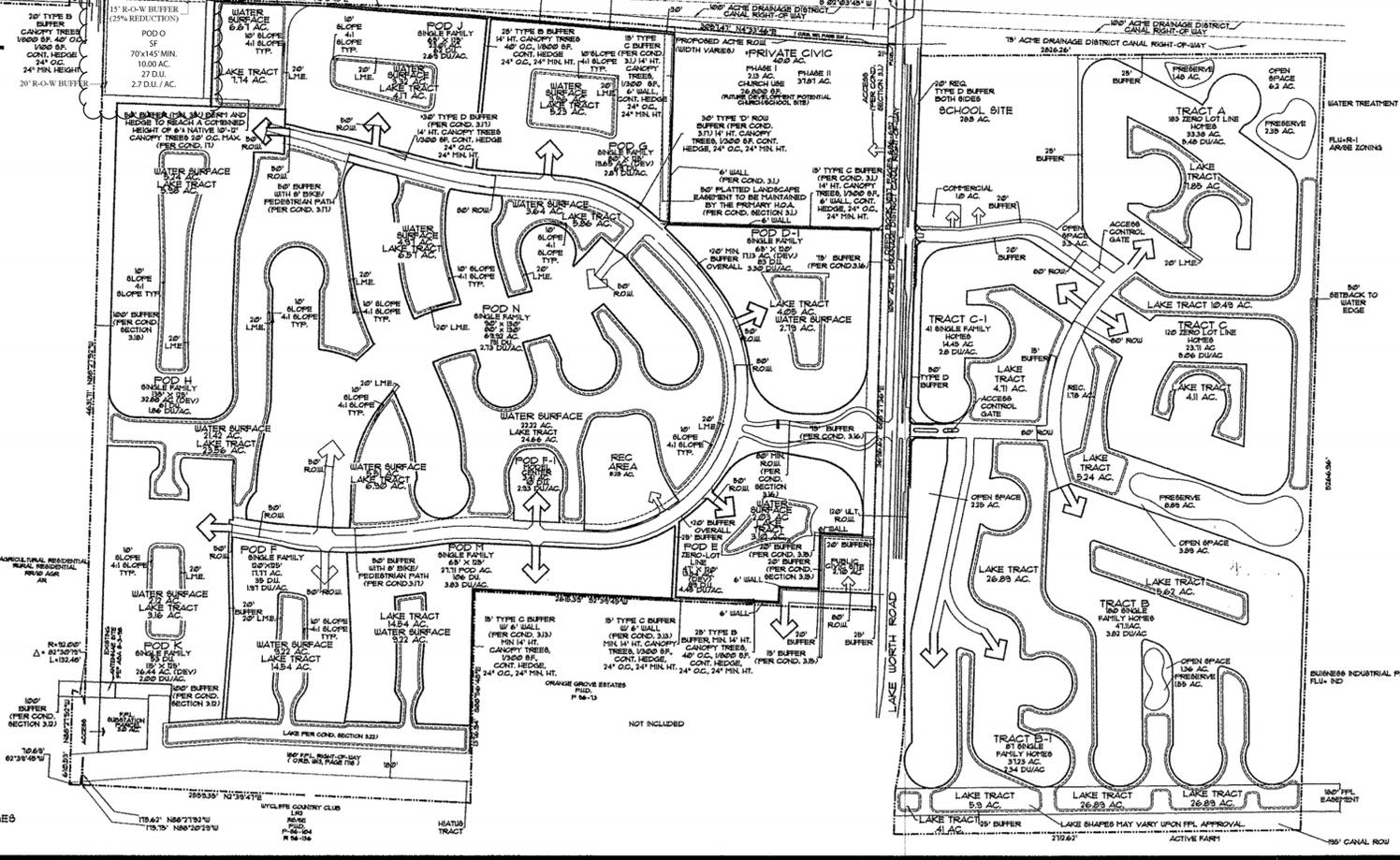
SECTION 23, 26, 34	TOWNSHIP 44	RANGE 41
TOTAL DWELLING UNITS	1,571 DU	
TOTAL SITE AREA	1561.8 AC.	
TOTAL SITE DENSITY	0.97 DU/AC	
ZONING DESIGNATION	FUD	
LAND USE DESIGNATION	RES C 1-3 DU/AC RES A 2-1 DU/AC	
UNIT TYPE	PROPOSED DWELLING UNITS	
SINGLE FAMILY	995	
ZERO-LOT-LINE	430	
SINGLE FAMILY/EQUES.	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	285 AC.	
TOTAL LAKE TRACT AREA	250.75 AC.	
TOTAL RECREATION/CLUB AREA	10.03 AC.	
PRESERVE AREA/ OPEN SPACE	312.1 AC.	
FPL SUBSTATION CENTER	3 AC.	
BUFFER/ROAD ROW AREA	200.08 AC.	
TOTAL ACRES	1561.8 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	32751
B	47.11	33.51	1170	32220
B-1	37.23	16.82	581	15713
C	23.71	16.53	576	21480
C-1	14.45	9.78	342	1339
D	17.13	14.86	518	14851
E	13.54	11.52	402	15931
F	17.77	12.05	420	6265
F-1	3.41	3.41	118	1730
G	19.65	19.84	592	12351
H	32.88	23.63	824	10319
I	N/A	N/A	N/A	N/A
J	23.01	11.56	403	11098
K	26.44	17.49	610	9481
L	576.13	310	10803	22936
M	27.71	19.11	693	18914
N	69.92	47.92	1670	34109
O	10.00	10.00	***	***
<b>TOTAL</b>	<b>1003.5</b>	<b>605.7</b>	<b>20,650</b>	<b>26,195</b>

\* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES  
\*\*INTERNAL TREE REQUIREMENT FOR REC AREA 1/250 SF. INTERNAL SHRUB REQUIREMENT 3/250 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.n.2b



ORIGINAL MASTER PLAN DESIGNED BY JULIAN BERRY 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

**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



LANDSCAPE ARCHITECTURE / LAND PLANNING