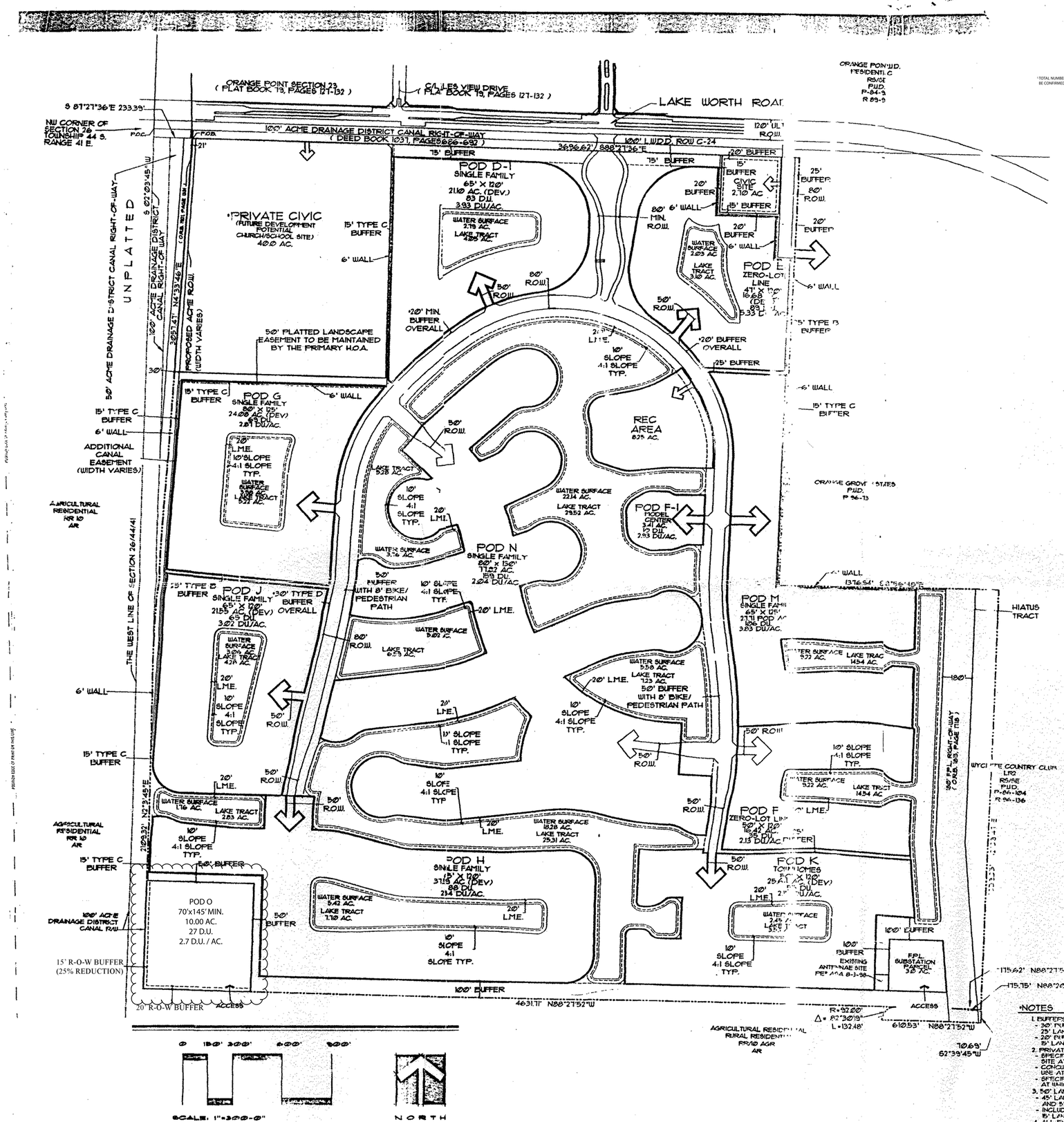


SECTION 26 SITE DATA

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

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA		521.21 AC.
TOTAL DWELLING UNITS		785 D.U.
ZONING CLASSIFICATION		P.U.D.
LANDUSE DESIGNATION		RES C 1-3.50/AC -
LANDUSE DESIGNATION		RES B 3.50-5.00/AC
TOTAL LAKE TRACT AREA		198.16 AC.
TOTAL WATER SURFACE AREA		88.93 AC.
RECREATION AREA		8.41 AC.
CIVIC AREA		24.20 AC.
COMMERCIAL AREA		2.61 AC.
F.P.L. SUBSTATION PARCEL		2.50 AC.

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	21.10 AC.
POD D-1 DWELLING UNITS	83 D.U.
POD D-1 DENSITY	3.93 DU/AC.
POD D-1 LAKE TRACT AREA	4.05 AC.
POD D-1 WATER SURFACE AREA	2.19 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD E (APPROVED)

POD E DEVELOPABLE AREA W/ LAKES TRACTS	13.58 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	3.10 AC.
POD E WATER SURFACE AREA	1.20 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	41' x 120'

POD F

POD F DEVELOPABLE AREA W/ LAKES TRACTS	-
POD F NET DEVELOPABLE AREA W/O LAKE TRACTS	16.42 AC.
POD F DWELLING UNITS	36 D.U.
POD F DENSITY	2.13 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	DETACHED
TYPICAL UNIT SIZE	VARIES
SINGLE FAMILY	10 D.U.

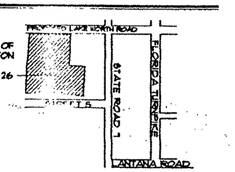
RECREATION POD

RECREATION NET POD AREA	8.25 AC.
CLUBHOUSE AREA	5,000 S.F.
POOL AREA	1,665 S.F.
TOT LOT	1,500 S.F.
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

POD G

POD G GROSS SURVEY/PLAT ACREAGE	24.42 AC.
POD G DEVELOPABLE AREA W/ LAKES TRACTS	13.00 AC.
POD G NET DEVELOPABLE AREA W/O LAKE TRACTS	24.00 AC.
POD G DWELLING UNITS	69 D.U.
POD G DENSITY	2.81 DU/AC.
POD G LAKE TRACT AREA	3.72 AC.
POD G WATER SURFACE AREA	3.06 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	45.29 AC.
POD H NET DEVELOPABLE AREA W/O LAKE TRACTS	31.58 AC.
POD H DWELLING UNITS	98 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	69 D.U.
POD J DENSITY	3.02 DU/AC.
POD J LAKE TRACT AREA	4.29 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/ LAKES TRACTS	29.71 AC.
POD K NET DEVELOPABLE AREA W/O LAKE TRACTS	25.41 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	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

POD M

POD M GROSS SURVEY/PLAT ACREAGE	49.27 AC.
POD M DEVELOPABLE AREA W/ LAKES TRACTS	-
POD M NET DEVELOPABLE 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'

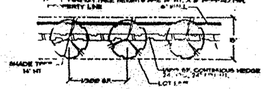
POD N

POD N DEVELOPABLE AREA W/ LAKE TRACTS	-
POD N NET DEVELOPABLE AREA W/O LAKE TRACTS	77.82 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
TYPICAL UNIT SIZE	80' x 150'

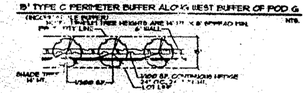
POD O

POD O DEVELOPABLE AREA W/ LAKE TRACTS	N/A
POD O NET DEVELOPABLE AREA W/O LAKE TRACTS	10.00 AC.
POD O DWELLING UNITS	27 D.U.
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'x145'

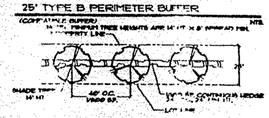
15' TYPE C PERIMETER BUFFER



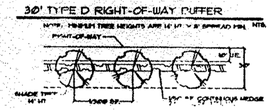
15' TYPE C PERIMETER BUFFER ALONG WEST BUFFER OF POD G



25' TYPE B PERIMETER BUFFER



30' TYPE D RIGHT-OF-WAY BUFFER



NOTES

1. BUFFERS:
   - 30' BUFFER OVERALL DIMENSION INCLUDES: 25' LANDSCAPE BUFFER W/40' 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.

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
561-478-6501

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

SAFCO PRODUCTS • NEW HOPE, MINNESOTA

REORDER BY PART NUMBER 6552

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DRAWING NUMBER

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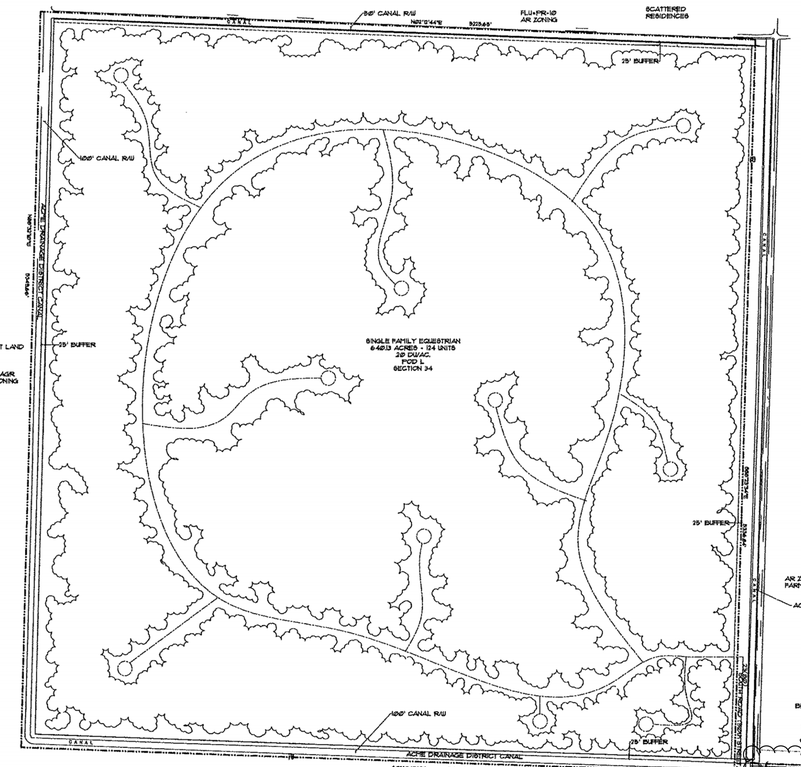
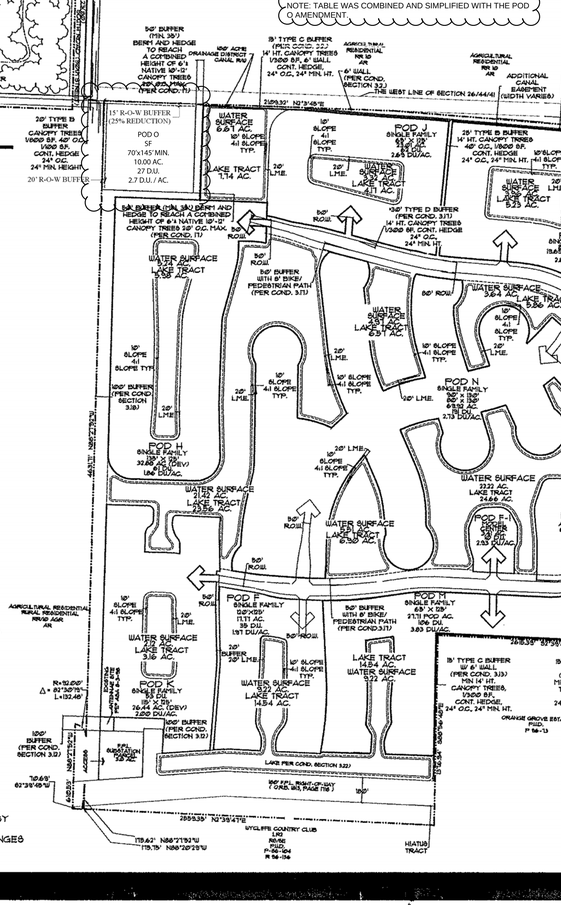
DRAWING NUMBER 1946-AP3



POD NAME	DRC AND VC APPROVAL 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 PRIV. CIVIC	40.00	N/A	N/A	PRIVATE CIVIC
D-1	17.13	83	3.30	SF
E	13.54	89	4.45	ZLL
F	17.77	35	1.97	SF
F-1 MODELS	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~~	~~69.82~~	~~191~~	~~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
BUFFER/ 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	1,494 1,521		

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


50' BUFFER (TYP. 35')
BERM AND HEDGE TO REACH A COMBINED HEIGHT OF 6'± NATIVE 10'-12' CANOPY TREES 25' OC. MAX. CONT. HEDGE (TYP. CONDITION)
100' ACME DRAINAGE DISTRICT CANAL R/W
15' TYPE C BUFFER (PER COND. 3.2.) 14' HT. CANOPY TREES 1/000 SF. 6' WALL CONT. HEDGE. 24' O.C., 24' MIN. HT.
AGRICULTURAL RESIDENTIAL RES 10 AR
ADDITIONAL CANAL EASEMENT (WIDTH VARIES)
UNPLATTED
15' TYPE C BUFFER 14' HT. CANOPY TREES 1/000 SF. 6' WALL CONT. HEDGE. 24' O.C., 24' MIN. HT.
100' ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY
15' R-O-W BUFFER (25% REDUCTION)
POD O 9F 70'x145' MIN. 10.00 AC. 27 D.U. 2.7 D.U./ AC.
20' R-O-W BUFFER
WATER SURFACE 6.87 AC. LAKE TRACT 7.74 AC.
POD A SINGLE FAMILY 33.38 AC. 183 D.U. 5.48 D.U./AC.
POD B SINGLE FAMILY 47.11 AC. 180 D.U. 3.82 D.U./AC.
25' TYPE B BUFFER 14' HT. CANOPY TREES 1/000 SF. 6' WALL CONT. HEDGE. 24' O.C., 24' MIN. HT.
10' SLOPE 4:1 SLOPE TYP.
20' L.M.E.
50' ROW
50' BUFFER WITH 8' BIKE/ PEDESTRIAN PATH (PER COND. 3.11)
WATER SURFACE 9.24 AC. LAKE TRACT 15.58 AC.
100' BUFFER (PER COND. SECTION 3.13)
POD C SINGLE FAMILY 23.71 AC. 120 D.U. 5.06 D.U./AC.
WATER SURFACE 3.23 AC. LAKE TRACT 5.36 AC.
POD D-1 SINGLE FAMILY 68' X 115' 17.13 AC. (DRIV.) 83 D.U. OVERALL 3.30 DU/AC.
120' MIN. BUFFER (TYP. 40' DRIV.) 17.13 AC. (DRIV.) 83 D.U. OVERALL 3.30 DU/AC.
15' BUFFER (PER COND. 3.16)
POD D PRIVATE CIVIC 40.0 AC.
PHASE I 2.13 AC. CHURCH USE 26,000 SF. (FUTURE DEVELOPMENT POTENTIAL CHURCH/SCHOOL SITE)
PHASE II 37.87 AC.
30' TYPE 'D' ROW BUFFER (PER COND. 3.17) 14' HT. CANOPY TREES, 1/000 SF. CONT. HEDGE, 24' O.C., 24' MIN. HT.
6' WALL (PER COND. 3.1) 30' PLATTED LANDSCAPE EASEMENT TO BE MAINTAINED BY THE PRIMARY H.O.A. (PER COND. SECTION 3.L)
15' TYPE C BUFFER (PER COND. 3.L) 14' HT. CANOPY TREES, 1/000 SF. 6' WALL CONT. HEDGE, 24' O.C., 24' MIN. HT.
POD N SINGLE FAMILY 50' x 100' 13.54 AC. 89 D.U. 4.45 D.U./AC.
WATER SURFACE 2.42 AC. LAKE TRACT 24.66 AC.
POD F-1 SINGLE FAMILY 3.41 AC. 10 D.U. 2.93 D.U./AC.
REC AREA 9.9 AC.
POD F SINGLE FAMILY 50' x 100' 17.77 AC. 35 D.U. 1.97 D.U./AC.
POD M SINGLE FAMILY 50' x 100' 27.71 AC. 106 D.U. 3.83 D.U./AC.
50' BUFFER WITH 8' BIKE/ PEDESTRIAN PATH (PER COND. 3.11)
POD E SINGLE FAMILY 50' x 100' 11.11 AC. 39 D.U. 1.97 D.U./AC.
WATER SURFACE 2.43 AC. LAKE TRACT 3.16 AC.
POD K SINGLE FAMILY 50' x 100' 26.44 AC. (DRIV.) 53 D.U. 2.00 D.U./AC.
WATER SURFACE 8.22 AC. LAKE TRACT 14.54 AC.
LAKE TRACT 14.84 AC. WATER SURFACE 8.22 AC.
15' TYPE C BUFFER W/ 6' WALL (PER COND. 3.13) MIN 14' HT. CANOPY TREES, 1/000 SF. CONT. HEDGE, 24' O.C., 24' MIN. HT.
15' TYPE B BUFFER, MIN. 14' HT. CANOPY TREES, 1/000 SF. CONT. HEDGE, 24' O.C., 24' MIN. HT.
ORANGE GROVE ESTATES PUD P 86-13
NOT INCLUDED
LAKE WORTH ROAD
SOUTHERN BLVD.
ACCESS
ACCESS (RIGHT-IN/RIGHT-OUT)
LAKE PER COND. SECTION 3.2.2.
FUTURE RIGHT-OF-WAY PER O.R.B. 1403, PAGE 1167
WYCLIFFE COUNTRY CLUB P.U.D. ROAD P-86-104 R 86-136
HEATUB TRACT
S88°27'35"W 1318.62'
S88°27'35"W 1319.75'
N88°28'25"W
2659.39' N01°31'47"E
2659.39' N01°31'47"E
S 87°27'44" E 2323.23'
S 87°27'44" E 2212.62'
S 87°27'44" E 2212.62'
S 87°27'44" E 2212.62