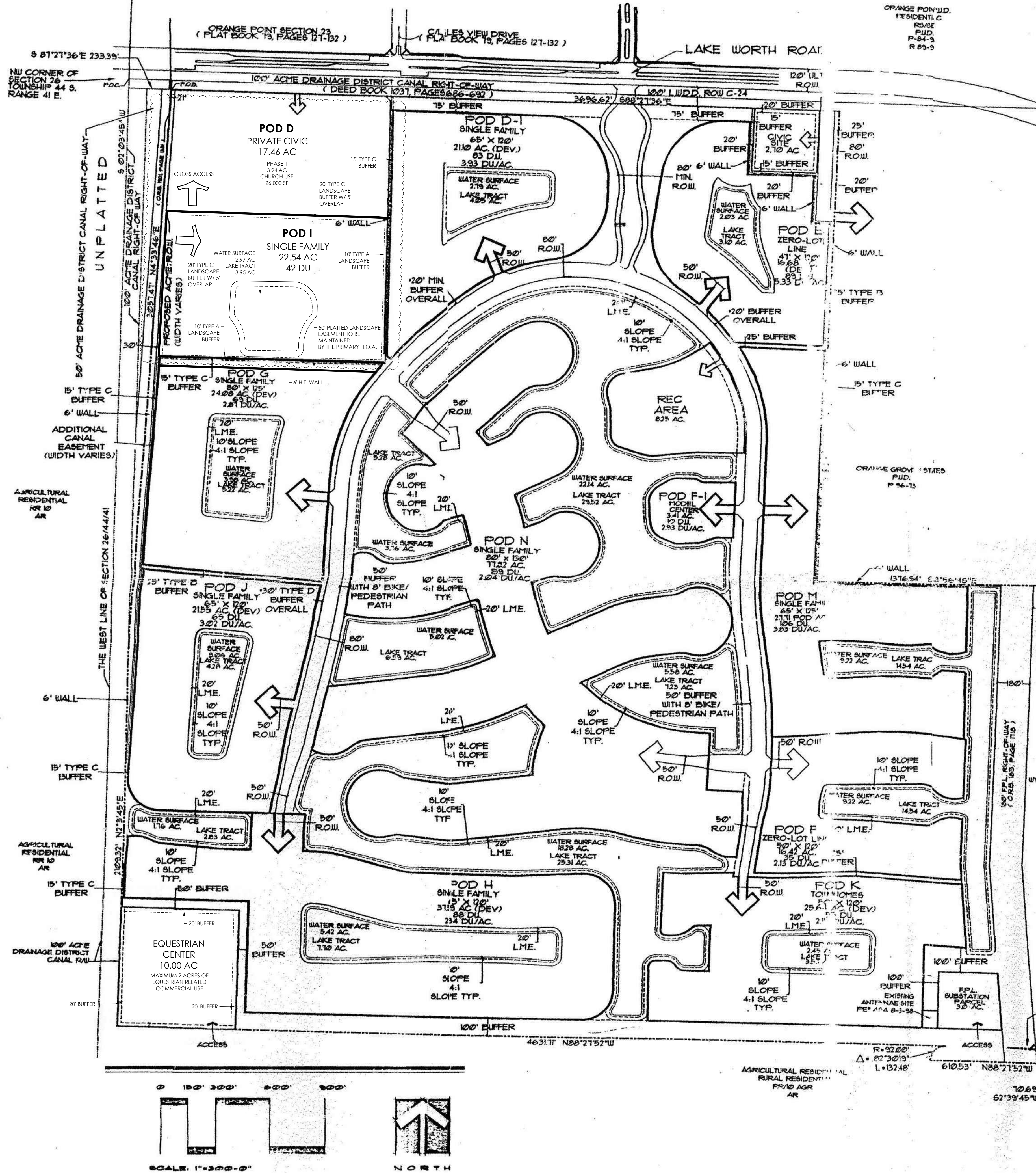


Resolution 2024-19 Exhibit B: Master Plan



SECTION 26 SITE DATA

SECTION 26	TOWNSHIP 44	RANGE 41
TOTAL SITE AREA		521.7 AC
TOTAL DUELL'S UNITS		759.833 DUE
ZONING CLASSIFICATION		R1D
LANDUSE DESIGNATION		REC C-1-3 DUE/AC
LANDUSE DESIGNATION		REC B-1-10 DUE/AC
TOTAL LAKE TRACT AREA		189K AC
TOTAL WATER CATCHMENT AREA		851.3 AC
RECREATION AREA		641 AC
CIVIC AREA		24.0 AC
COMMERCIAL AREA		26 AC
CFL SUBSTATION PARCEL		32 AC

POD D-1 (APPROVED)

FCD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	13.15 AC.
FCD D-1 NET DEVELOPABLE AREA W/O LAKE TRACTS	21.82 AC.
FCD D-1 DISTILLING UNITS	83 DILL
FCD D-1 DENSITY	3.51 DU/AC.
FCD D-1 LAKE TRACT AREA	4.65 AC.
FCD D-1 WATER SURFACE AREA	2.73 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	6' x 12'

POD E (APPROVED)

POD E DEVELOPABLE AREA W/ LAKES TRACTS	3.98 AC
POD F NET DEVELOPABLE AREA W/O LAKE TRACTS	6.69 AC
POD E DWELLING UNITS	89 DU
POD E DENSITY	33.5 DU/AC
POD E LAKE TRACT AREA	3.80 AC
POD E WATER SURFACE AREA	1.73 AC
HOUSING TYPE	ZERO LOT LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	41' x 102'

POD F

POD F DEVELOPABLE AREA III LAKES TRACTS	
POD F NET DEVELOPABLE AREA IWO LAKE TRACTS	16.42 AC
POD F DUELLING UNITS	25 DU
POD F DENSITY	23 DU/AC
POD F LAKE TRACT AREA	
POD F WATER SURFACE AREA	
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DEACHED
TYPICAL UNIT SIZE	50' x 120'

POD F-1 MODEL CENTER

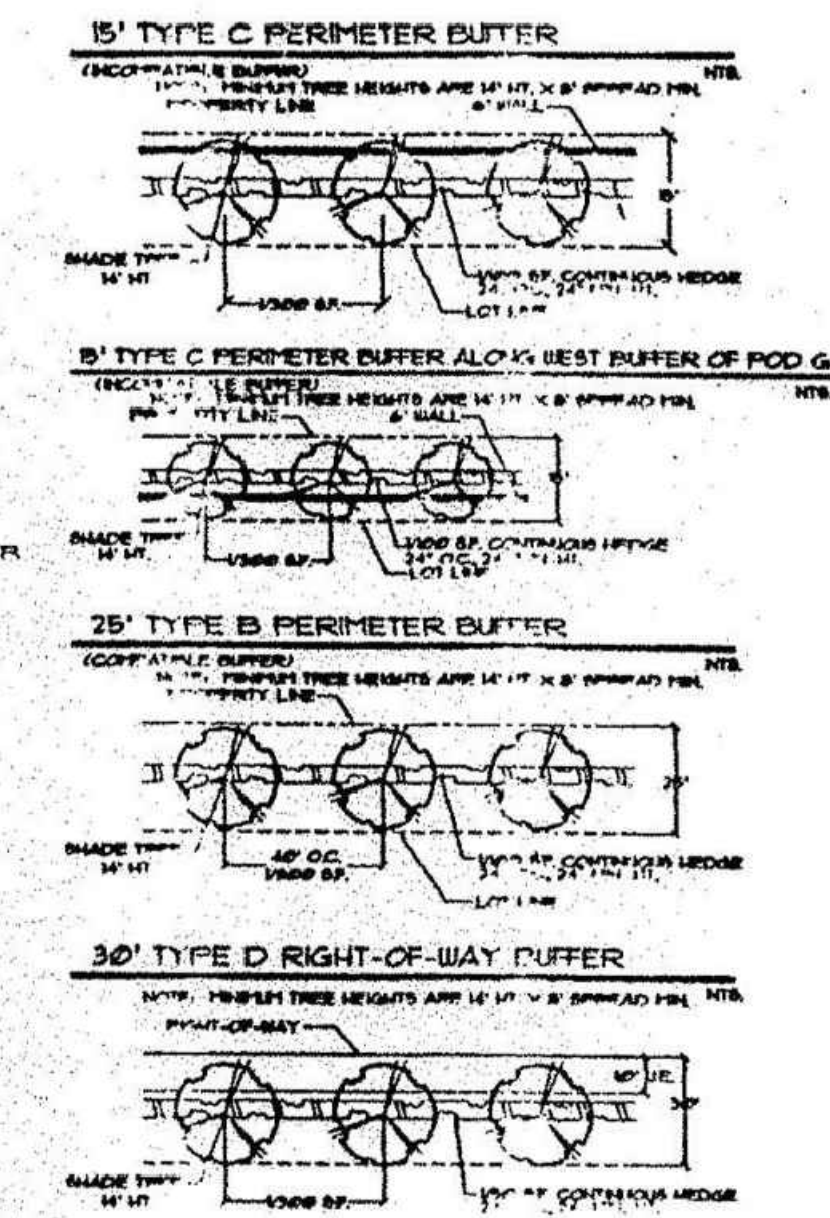
POD F-1 DEVELOPABLE AREA W/ LAKE TRACTS	-
POD F-1 NET DEVELOPABLE AREA W/O LAKE TRACTS	2.41 AC.
POD F-1 DUE LING UNITS	0 DU.
POD F-1 DENSITY	2.90 DU/AC.
POD F-1 LAKE TRACT AREA	
POD F-1 WATER SURFACE AREA	
HOUSING TYPE	MIXED
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIES
SINGLE FAMILY	10 DU.

RECREATION POD

RECREATION NET POD AREA	875 AC
CLUBHOUSE AREA	1200 SF
POOL AREA	2665 SF
TOT LOT	1200 SF
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

POD G

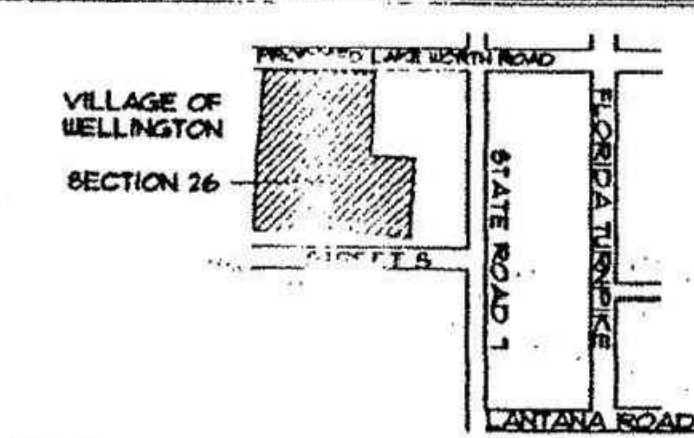
POD G GROSS SURVEY PLAT ACRES	34.42 AC
POD G DEVELOPABLE AREA W/ LAKE TRACTS	21.00 AC
POD G NET DEVELOPABLE AREA W/O LAKE TRACTS	24.00 AC
POD G DWELLING UNITS	00 DU
POD G DENSITY	22.91 DENS
POD G LAKE TRACT AREA	2.00 AC
POD G WATER SURFACE AREA	3.00 AC
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80 X 125'



•NOTES

- [illegible]

LOCATION MAP



POD H

POD H DEVELOPABLE AREA A/W LAKE9 TRACTS	4579 AC.
POD H NET DEVELOPABLE A/W A" LAKE TRACTS	3159 AC.
POD H DWELLING UNITS	80 DU
POD H DENSITY	234 DU/AC.
POD H LAKE TRACT AREA	7.10 AC.
POD H WATER SURFACE AREA	6.43 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 100'

POD J

POD J DEVELOPABLE AREA W/ LAKE TRACTS	25.83 AC.
POD J NET DEVELOPABLE AREA W/ LAKE TRACTS	215.0 AC.
POD J DWELLING UNITS	65 DU
POD J DENSITY	3.02 DU/AC
POD J LAKE TRACT AREA	428 AC.
POD J WATER SURFACE AREA	3.06 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	6.5' x 12.0'

POD K

POD K DEVELOPABLE AREA IN LAKES TRACTS	2,911 AC.
POD K NET DEVELOPABLE AREA W/O LAKE TRACTS	29,644 AC.
POD K DWELLING UNITS	595 D.U.
POD K DENSITY	2.18 D.U./AC.
POD K LAKE TRACT AREA	3,533 AC.
POD K WATER SURFACE AREA	7,485 AC.
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

FOR M
FOR M

POD M DEVELOPABLE AREA BY LAKES TRACTS	27.1 AC.
POD M METDEVELOPABLE AREA BY LAKES TRACTS	126 DUL
POD M DUELLING UNITS	383 DUL/AC
POD M DENSITY	
POD M LAKE TRACT AREA	
POD M WATER SURFACE AREA	
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 125'

POD M

POD IN DEVELOPEABLE AREA BY LAKE TRACTS	
POD IN NET DEVELOPEABLE AREA W/O LAKE TRACTS	71.82 AC.
POD IN DUELLING UNITS	59 DUU
POD IN DENSITY	2.04 DU/AC.
POD IN LAKE TRACT AREA	-
POD IN WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED

POD

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'



LAND DESIGN SOUTH

ORANGE POINT P.O.D.
(A.K.A. THE ISLES AT WELLINGTON)
PREPARED FOR LENNAR HOMES
VILLAGE OF WELLINGTON, FLORIDA

MASTER PLAN SECTION 26

Congress Business Center
80 N. Congress Ave., Suite 21
West Palm Beach, FL 33409
31-478-8601

SALE: 1st-300'

AWN BY: K.D.D.

AWING # 2346MD2

E # 234.8

JE: 7/14/98

10/4/90
11/22/89

1/11/00

SHEET # 1 OF 2

1 OF 2
