

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

OVERALL MASTER PLAN

DEVELOPMENT TEAM

LANDSCAPE ARCHITECT/PLANNER
LAND DESIGN SOUTH
1200 N. CONGRESS AVE. SUITE 215
WEST PALM BEACH, FLORIDA 33406

COWNER/DEVELOPER
LENNAR HOMES, INC.
12230 FOREST HILL BLVD. SUITE 150
WELLINGTON, FLORIDA 33414

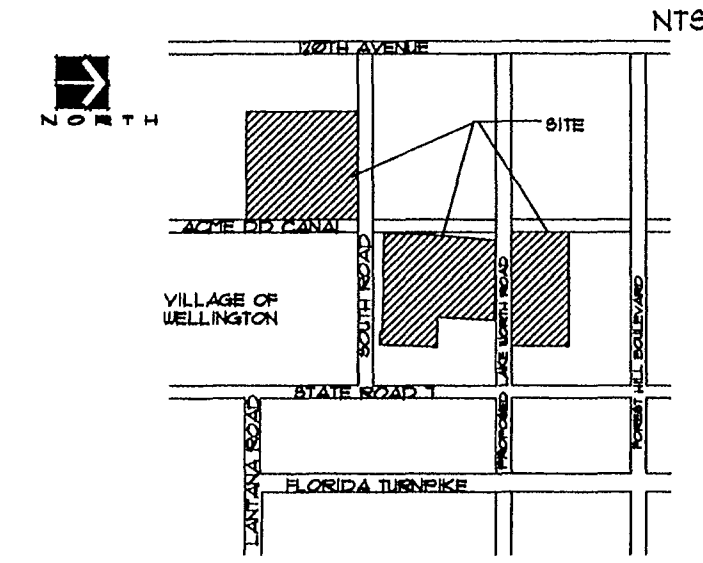
SURVEYOR
LANDMARK SURVEYING & MAPPING
1850 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406

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

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 HAS BEEN APPROVED FOR CHURCH/HOUSE OF WORSHIP RELATED FACILITIES.
- CONCURRENCY HAS BEEN RESERVED FOR CHURCH/HOUSE OF WORSHIP RELATED USE AT THIS P.O.D. (P.O.D. D).
3. SEE CONDITIONS OF APPROVAL

LOCATION MAP



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 NORTHEAST CORNER OF SAID SECTION 23, THENCE SOUTH 00°19'41" EAST, ALONG THE EASTERLY LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1849 AT PAGE 380 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1669.40' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 286.25' TO A POINT 286.25 FEET EAST OF THE SOUTHEAST CORNER OF SAID SECTION 23, A DISTANCE OF 1971.71 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 23 AND 148 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°33'50" WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 210.61' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 02°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 80.89', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 526.38' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 88°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 340.00 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°21'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 840.00' TO A POINT ON A LINE THAT IS 3150' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 16, THENCE NORTH 02°19'44" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2140.30' TO THE SOUTH LINE OF A PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 386, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°14'59" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1534.90' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 02°19'44" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 367.48' TO A POINT ON THE SOUTH LINE OF A PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3293 AT PAGE 1846, AS PARCEL III, THENCE NORTH 88°14'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2494.30' TO THE EAST LINE OF THE ACME DRAINAGE DISTRICT'S CANAL, RIGHT-OF-WAY AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS BOOK 1841 AT PAGE 131 OF SAID PUBLIC RECORDS, THENCE SOUTH 04°33'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 840.00' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 02°19'44" EAST, 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 565.31 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

ALL SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

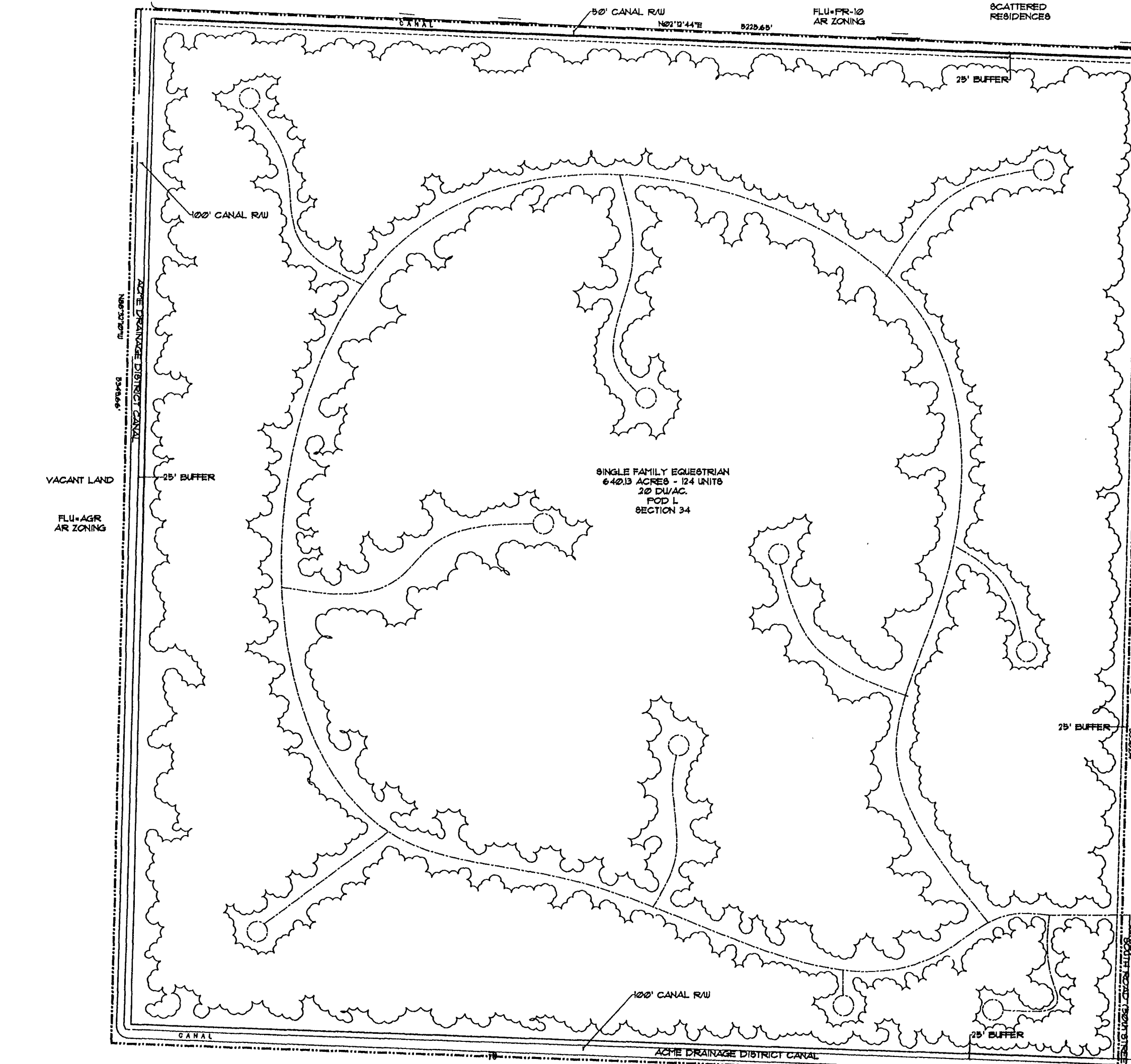
SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 656.31 ACRES, MORE OR LESS.

PLANNED DEVELOPMENT CHART

* ALL ACRES LISTED FOR P.O.D.s ARE NET P.O.D. ACRES

P.O.D. NAME	CURRENT DEC AND LAST VC APPROVAL				NEW SUBMITTAL				UNIT CHANGE PERCENT CHANGE
	ACRES	UNIT	DENSITY	CLASS	ACRES	UNIT	DENSITY	CLASS	
A	33.38	183	5.48	ZLL	33.38	183	5.48	ZLL	0
B	47.11	180	3.82	8F	47.11	180	3.82	8F	0
B-1	31.23	87	2.34	8F	31.23	87	2.34	8F	0
C	23.71	120	5.06	ZLL	23.71	120	5.06	ZLL	0
C-1	14.45	41	2.8	8F	14.45	41	2.8	8F	0
D	40.00	N/A	N/A	PRIVATE	40.00	N/A	N/A	PRIVATE	0
D-1	17.13	83	3.30	8F	---	---	---	---	APPROVED
E	13.54	83	4.45	ZLL	---	---	---	---	APPROVED
F	16.42	35	2.17	ZLL	17.17	35	1.97	8F	APPROVED
F-1	3.41	10	2.93	MIXED	---	---	---	---	APPROVED
G	19.65	63	2.81	8F	---	---	---	---	APPROVED
H	31.33	61	1.95	8F	32.88	61	1.86	8F	APPROVED
I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
J	23.01	62	2.85	8F	---	---	---	---	APPROVED
K	26.54	53	2.20	TH	26.44	53	2.20	8F	APPROVED
L	576.13	124	2.0	8F	576.13	124	2.0	8F	0
M	27.71	106	3.83	8F	---	---	---	---	APPROVED
N	63.92	191	2.73	8F	---	---	---	---	APPROVED
PUB. CIVIC	312	N/A	N/A	N/A	312	N/A	N/A	N/A	N/A
LAKE TRACT	282.84	N/A	N/A	N/A	282.75	N/A	N/A	N/A	N/A
REC.	10.03	N/A	N/A	N/A	10.03	N/A	N/A	N/A	N/A
EQ. CTR.	10.0	N/A	N/A	N/A	10.0	N/A	N/A	N/A	N/A
PFL UTIL.	3.0	N/A	N/A	N/A	3.0	N/A	N/A	N/A	N/A
BUFFERS/ROAD ROW	202.16	N/A	N/A	N/A	200.16	N/A	N/A	N/A	(-0.08 AC.)
CORP.	1	N/A	N/A	N/A	0.92	N/A	N/A	N/A	(-0.08 AC.)
PRESV.	3121	N/A	N/A	N/A	3121	N/A	N/A	N/A	N/A
TOTAL	1561.8	1494			1561.8	1494			0

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



SITE & TABULAR DATA

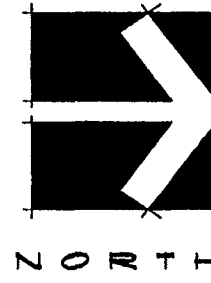
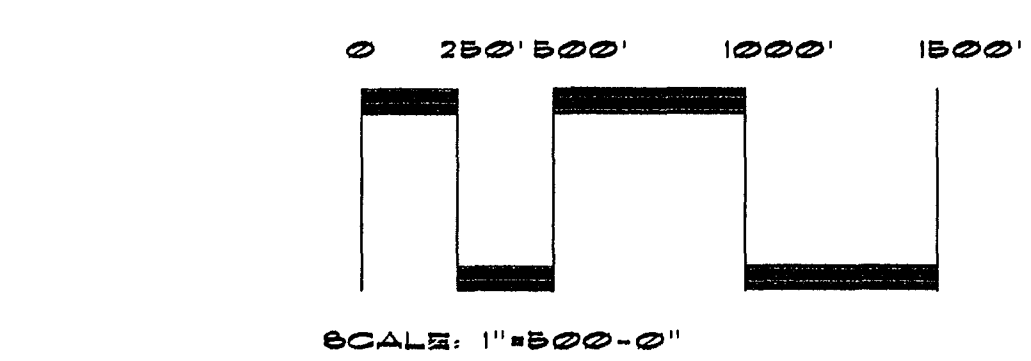
SECTION 23, 26, 434	TOWNSHIP 44	RANGE 41
TOTAL DWELLING UNITS	1494 DU	
TOTAL SITE AREA	1561.8 AC.	
TOTAL SITE DENSITY	36 DU/AC	
ZONING DESIGNATION	PUD	
LAND USE DESIGNATION	RES C 1-3 DU/AC RES A 2-1 DU/AC	
UNIT TYPE	DWELLING UNITS	
SINGLE FAMILY	960	
ZERO-LOT-LINE	332	
SINGLE FAMILY/EQUES.	124	
TOWNHOMES	10	
MODEL 9	10	
TOTAL	1494	
MODEL CENTER UNIT BREAKDOWN	UNITS	
SINGLE FAMILY	10	
TOTAL MODEL UNITS	10	
SITE ACREAGE BREAKDOWN		
RESIDENTIAL AREA	984.41 AC.	
COMMERCIAL AREA	12 AC.	
PUBLIC CIVIC (FIRE STATION)	2.1 AC.	
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC	40 AC.	
CIVIC/SCHOOL	28.5 AC.	
TOTAL LAKE TRACT AREA	250.75 AC.	
TOTAL RECREATION/CLUB AREA	10.03 AC.	
PRESERVE AREA/ OPEN SPACE	3121 AC.	
EQUESTRIAN CENTER	10 AC.	
PFL SUBSTATION CENTER	3 AC.	
BUFFER/ROAD ROW AREA	200.16 AC.	
TOTAL ACRES	1561.8 AC	

RESIDENTIAL LANDSCAPE REQUIREMENTS

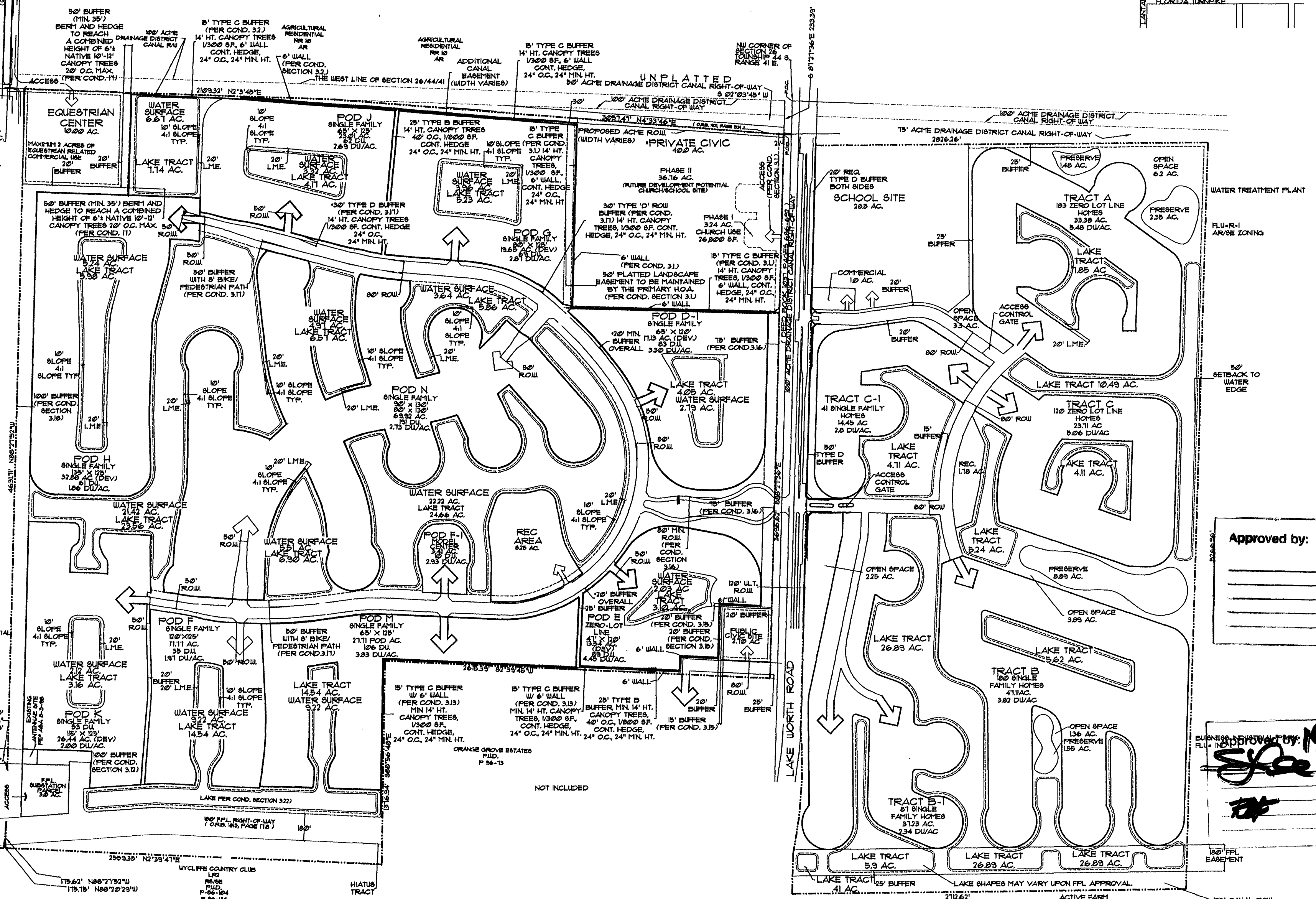
* ALL ACRES LISTED FOR P.O.D.s ARE NET P.O.D. ACRES

P.O.D. NAME	ACRES	TOTAL LOT AREA (AC.)	INTERNAL TREES REQUIRED (1/250 SF/AC)	INTERNAL SHRUBS REQUIRED (1/150 LOT/AC)
A	33.38	22.63	191	32151
B	47.11	33.57	1170	32220
B-1	31.23	16.82	587	15513
C	23.71	16.33	576	21480
C-1	14.45	9.79	342	7339
REC	10.03	8.25	175	525
D-1	17.13	14.86	518	14857
E	13.54	11.52	402	15331
F	17.17	12.05	420	6265
F-1	3.41	3.41	118	1790
G	19.65	15.84	552	12351
H	32.88	23.63	824	10919
I	N/A	N/A	N/A	N/A
J	23.01	11.56	403	11038
K	26.44	17.49	610	9487
L	576.13	310	10803	22196
M	27.71	19.71	683	18374
N	63.92	47.32	1670	34183
TOTAL	933.5	595.7	20650	261351

* ALL ACRES LISTED FOR P.O.D.s ARE NET P.O.D. ACRES
* 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. 98-10/ Sec. 6.5.5.5.n.2d



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



Approved by:

Planning & Zoning
Engineering
Landscape
Traffic

SCALE:

1"=500'

DRAWN BY:

J.L.C./K.D.D./R.W.D.

DRAWING

OVERALLMP6

DATE:

8/07/01

REVISED

9/18/01
10/29/01
2/27/02

SHEET

1 OF 1

PROPOSED
CONDITIONS

Congress Business Center
1280 N. Congress Ave., Suite 215
West Palm Beach, FL 33409
857-478-8601

SCALE:	XXXX
DRAWN BY:	LDS
DRAWING #	XXXX
REV #	XXXX
DATE:	10.4.99

REVISED
SHEET # 1 OF 1

- Pod "H" has been moved further south and west, and Pod "J" has been inserted moving from the southeast portion of the project. The proposed Pod "J" is similar in shape to proposed Pod "G." Proposed Pod "J" is increased from 49 single-family dwelling units on 22.1 acres to 50 single-family dwelling units on 25.83 acres. The proposed Pod "J" will include a 4.28-acre water body tract.
- Relocated Pod "H" has been reduced and the product changed from 87 acres with 30 single-family equestrian dwelling units to 45.29 acres with 68 single-family dwelling units. The 7.4-acre water body tract has been reconfigured from a north-south orientation to an east-west orientation and has increased slightly to 7.70 acres.
- Pod "I" has been eliminated and incorporated into revised Pod "N."
- The 78.4-acre water body tract located in the central portion of Section 26 has been reduced to 66.7 acres and redistributed into 4four separate water body tracts. This revision is discussed further in Pod "N" amendments, below.
- Pod "N" is changed to incorporate additional single-family dwelling units from the former Pod "I." Pod "N" has increased from 95 single-family dwelling units on 24.5 acres to 159 single-family dwelling units on 77.82 acres. A 25.31-acre water body tract has been placed to the south of Pod "N." This tract includes a peninsula of single-family dwelling units into the water body. A second 5.97-acre water body tract has been added to the northwest corner of Pod "N" with a small single-family dwelling unit peninsula. A third 28.21-acre water body tract has been added to the northeast corner of Pod "N" with four residential single-family dwelling unit peninsulas. A fourth 7.23-acre water body tract was added to the east of Pod "N" with an access added onto the internal circulation road to the east.
- The recreation area has increased to 8 acres from 6.5 acres and is located in the same general vicinity. The new 28.21-acre water body tract has increased its influence on the recreation area.
- Pod "F-1," model center, has been moved slightly south and on a separate peninsula located on the 28.21-acre water body tract described previously. Pod "F-1," model center, has increased from 8 dwelling units on 2.4 acres to 15 dwelling units on 3.79 acres.
- Pod "F" has been relocated from the center of the project to the east, adjacent to an expanded 14.68-acre water body tract. Pod "F" has changed from 49 single-family dwelling units on 13.9 acres to 28 zero lot line dwelling units on 18.42 acres. A portion of the 14.68-acre water body enters the center of Pod "F."
- Pod "J" has been relocated to the west, as discussed in Item #3. A portion of the revised Pod "N" is located where Pod "J" existed.
- Pod "K" has been modified and shifted easterly and changed in size from 47 townhomes on 13.8 acres to 47 townhomes on 19.17 acres. A 2.45-acre water body tract has been added internal to Pod "K." A 100-foot landscape buffer has been placed around the 3.0-acre FPL sub-station.
- Pod "M" has been modified from 86 single-family dwelling units on 34.7 acres to 140 single-family, zero lot line dwelling units on 27.32 acres. A 15-foot landscape buffer with a 6-foot wall has been placed on the easterly and southern portions of revised Pod "M." This pod is adjacent to the approved Orange Grove Estates single-family residential development. Both developments share a similar product type and are compatible. This replaces a 25-foot buffer originally contemplated.
- Pod "E" does not change from the current plated approvals.
- The 2.7-acre civic site located at the northeast corner is now depicted with a 20-foot landscape buffer from Pod "E" and a 15-foot landscape buffer from the civic site.
- The front of the Orange Point project on Lake Worth Road has a 75-foot landscape buffer; the main entrance has a minimum 80-foot right-of-way.
- The main internal spine roadway will be an 80-foot right-of-way throughout the development. The approved master plan depicts an 80-foot right-of-way in the north and 50-foot right-of-way in the east and west. The original internal roadway had a 15-foot Type "D" buffer on both sides (Type "D" buffer is from the County Code). We have the developer has proposed a 50-foot buffer on the inside of the internal roadway. The 50-foot buffer includes a bike/pedestrian path. The exterior of the roadway will include a 30-foot buffer. The only exception is Pod "D-1" and "E" which is approved and platted with a 20-foot buffer. Both sides of the internal roadway will have increase in buffering from the original plan.
- From east to west, the south end of this section will have a 100-foot landscape buffer. With the reconfiguration of Pod "H," the 100-foot landscape buffer will increase from the original proposal of 25 feet modified Type "D" (please see explanation of Type "D").
- The landscape buffer surrounding the equestrian center has increased from 35 feet to 50 feet from Pod "H" and a 20-foot buffer from the equestrian center is provided along SW 120th Avenue to the west.
- All water bodies will include a 10-foot, minimum-maximum 4:1 slope and a 20-foot lake maintenance easement.
- Each pod shall have a 50-foot right-of-way from the internal access road. Only Pod "N" has two (2) entrances on the internal access road.
- The original 10-foot landscape buffer between Pod "M" and the FPL easement is modified to provide a 14.68-acre water body tract located completely outside the FPL 180-foot easement.
- The zero lot line patio homes depicted on the master plan are increased from 392 units on 78.87 acres, to 506 units on 119.31 acres.
- The 10-acre commercial pod at the southwest corner of Section 26 has been re-designated from commercial to equestrian commercial center and shall be limited to a maximum of two acres of equestrian-related commercial uses such as tack shops, commercial stables, feed and grain sales, and no general retail land uses shall be permitted on the site. The remaining eight acres may be devoted only to equestrian uses of a non-commercial nature. There shall be no commercial signage on any public road advertising the development that would attract patrons from outside the development. Two acres of equestrian-related retail uses such as tack shops, feed and grain sales, and other similar commercial equestrian establishments. The remaining 8 acres are to be utilized for other public or private equestrian uses such as commercial stables, show rings, riding rings, or fields, paddocks, and other such equestrian uses.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of ____, 1999.

ATTEST: VILLAGE OF WELLINGTON, FLORIDA

BY: Awilda Rodriguez, Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: Attorney for the Village

- Design of the road drainage of Lake Worth Road and South Road shall be accommodated through the internal lake system for this project to provide for legal positive outfall, and shall be subject to all governmental agency requirements.
- Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties.
- Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters.
- All property included in the legal description of each section, including Sections 23, 26, and 34, shall be subject to a Declaration of Restrictions and Covenants for that Land Section acceptable to the Village of Wellington's Attorney's Office which shall provide for, among other things, formation of a "Master" property owners' association for that section; and automatic membership in the "Master" association by any party holding title to any portion of the property in said Land Section.
- If equestrian trails are created, they may be permitted to encroach by ten (10) feet into the required landscape buffers, subject to final approval of the trail design included within a final site plan as certified by the Development Review Committee.
- Use of the ten (10) acre equestrian center pod shall be for equestrian-related uses. This ten (10) acre pod will be allowed a maximum of two (2) acres of equestrian-related retail uses such as tack shops, feed and grain sales, and other similar commercial equestrian establishments. The remaining eight (8) acres are to be utilized for other public or private equestrian uses such as commercial stables, show rings, riding rings, or fields, paddocks, and other such equestrian uses.
- Prior to master plan certification, the master plan shall be amended to indicate:
 - The minimum tree planting requirement;
 - Minimum native tree planting requirement; and
 - How the minimum native tree planting requirement will be satisfied and incorporated into the project design.
- The petitioner shall consult with the School Board prior to considering the commercial uses that may be permitted on the one (1) acre commercial pod located on Lake Worth Road.
- Sewer service is available to Sections 23 and 26. Therefore, no septic tanks shall be permitted on Sections 23 and 26. Septic tanks shall be allowed on Section 34.
- Water service is available to Sections 23 and 26. Therefore, no wells shall be permitted on Sections 23 and 26 to provide potable water. Water wells shall be allowed on Section 34.
- The ten (10) acre equestrian center pod shall provide a minimum thirty-five (35) foot landscape buffer along the entire perimeter, supplemented with a berm and hedge combination to reach a combined height of six (6) feet, with native ten (10) to twelve (12) foot canopy trees planted a maximum of twenty (20) feet on center.
- All thoroughfares and collector roads shall be built to Palm Beach County Thoroughfare Plan Standards as they presently exist, or as they may be amended from time to time.
- Any right-of-way required for the construction of South Road (to Palm Beach County Thoroughfare Plan Standards) shall be funded in its entirety by this property owner. Said right-of-way shall be acquired concurrent with approval of the construction plans by Palm Beach County.
- Property owner shall fund the cost of signalization at any of the projects' entrances onto either South Road or Lake Worth Road, including the school site if warranted by the County Engineer or Village Engineer. If the signalization is not warranted by the County or Village Engineer within one (1) year of completion of the project, then property owner shall be relieved of this condition.
- The property owner shall disclose to prospective home buyers the future existence of Lake Worth Road from State Road 7 to Wellington as a future thoroughfare roadway and the existence of Florida Power and Light's transmission lines which traverse the property. Disclosure shall be made in sales brochures and literature.
- As provided in Zoning Code Sections 400.2 and 402.6, failure to comply with any of these conditions of approval at any time may result in:
 - The denial or revocation of a building permit; the issuance of a stop work order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer-owner, commercial-owner, lessee, or user of the subject property; and/or
 - The revocation of the Special Exception and any zoning which was approved concurrently with the Special Exception, as well as any previously granted certifications of concurrency or exemptions therefrom; and/or
 - A requirement of the development to conform with updated standards of development, applicable at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions.
- Appeals of any departmental-administrative actions hereunder may be taken to the Planning, Zoning and Adjustment Board or as otherwise provided in the Village of Wellington Land Development Regulations. Appeals of any revocation of Special Exception, Rezoning, or other actions based on a Village Council decision shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit.
- The approval of this petition shall not affect any Zoning Code Section 402.9 (Mandatory Review of Development Approval) review date established as the result of a previous approval for this property.
- This property owner shall also fund that portion of Lake Worth Road previously constructed by Palm Beach County to provide access to the Elementary School "K", in an amount approved by the County Engineer. The reimbursement for this section of Lake Worth Road shall be made prior to plans for more than twenty (20) units being filed or prior to the issuance of a building permit, whichever shall first occur.
- SECTION 3. The following modifications to the Master Plans for Sections 26 and 23 are hereby approved:
 - Pod "D" has been modified from an 11.66 acre, 51 DU single-family site to a 40-acre Private Civic site (potential church/school site). The proposed 40-acre Pod "D" will have a 15-foot buffer along the east side adjacent to Pod "D-1." A 50-foot landscape buffer, a 6-foot wall, and an additional 15-foot landscape buffer shall separate proposed Pod "D" from Pod "G" to the south. Access to the proposed Pod "D" will be from Lake Worth Road or by the easement located to the west side of proposed Pod "D." Access to Pod "D" has been eliminated from the internal access road of Orange Point P.U.D., Section 26. The 3.7-acre water body originally identified between Pod "D" and Pod "G," and the 1.5-acre water body within Pod "D" has been eliminated. No traffic analysis has been conducted or approved which includes this parcel and use, and therefore no permits or other approvals may be issued for this parcel without a public hearing and approval by the Village Council with a finding of consistency with the Palm Beach County Traffic Performance Standards and other Development Order Amendment review criteria at a later date.
 - Pod "G" is increased from 25.4 acres with 89 single-family dwelling units to 27.45 acres with 80 single-family dwelling units. The water body tract within Pod "G" is increased from 2.9 acres to 5.3 acres. A 15-foot landscape buffer and 6-foot wall will divide Pod "G" and Pod "J" from the westerly 100-foot canal right-of-way. The 3-acre water body tract that was to divide Pod "G" from Pod "H" has been removed and replaced with a 25-foot landscape buffer.

LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 26; THENCE NORTH 88°27'52" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 375.42 FEET; THENCE NORTH 04°00'30" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF THE FLORIDA POWER AND LIGHT SUBSTATION PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 6647 AT PAGE 943 OF SAID PUBLIC RECORDS, A DISTANCE OF 281.32 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 88°27'52" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 355.85 FEET; THENCE NORTH 01°32'08" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 320.00 FEET; THENCE

SOUTH 88°27'52" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 324.79 FEET; THENCE SOUTH 04°00'30" EAST, ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, A DISTANCE OF 321.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 525.285 ACRES MORE OR LESS.

(BEARINGS BASED ON THE EASTERLY LINE OF SAID SECTION 26 BEARING NORTH 02°39'45" EAST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM USING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

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 1548 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2605.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°18'47" EAST, ALONG SAID LINE, A DISTANCE OF 2826.26 FEET TO A POINT 228.06 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 88°31'53" EAST, A DISTANCE OF 6273.77 TO A POINT ON THE EAST LINE OF SAID SECTION 23 AND 11.45 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00°33'30" WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 2742.61 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 02°16'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 88.08 FEET; THENCE NORTH 88°14'59" WEST, A DISTANCE OF 5268.88 FEET 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 LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 340.06 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 SOUTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 88°27'52" EAST, ALONG THE SOUTHWEST CORNER OF SAID SECTION 28, A DISTANCE OF 5408.26 FEET TO A POINT ON A LINE THAT IS 37.50 FEET WEST OF AN PARALLEL WITH THE EAST LINE OF SAID SECTION 28; THENCE NORTH 02°39'45" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2740.70 FEET TO THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 986, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°58'48" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1634.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°39'45" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2674.89 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3203 AT PAGE 1846, AS PARCEL 11; THENCE NORTH 88°31'53" WEST, ALONG SAID SOUTHLINE, A DISTANCE OF 3894.90 FEET TO THE EAST LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS BOOK 1921 AT PAGE 1331 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5404.84 FEET TO THE POINT OF BEGINNING.

WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1634.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°39'45" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 2674.89 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3203 AT PAGE 1846, AS PARCEL 11; THENCE NORTH 88°31'53" WEST, ALONG SAID SOUTHLINE, A DISTANCE OF 3894.90 FEET TO THE EAST LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS BOOK 1921 AT PAGE 1331 OF SAID PUBLIC RECORDS; THENCE SOUTH 04°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5404.84 FEET 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 LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 585.37 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

ALL SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 656.31 ACRES, MORE OR LESS.

- This development shall retain on site the first one inch of the stormwater runoff per Palm Beach County Subdivision and Platting Ordinance 73-4, as amended.
- Developer shall construct on S.R. 7 at South Road concurrent with the construction of South Road:
 - right-turn lane, north approach,
 - left-turn lane, south approach,
 - right-turn lane, west approach,
- Developer shall construct signalization at the intersection of South Road and S.R. 7.
- Developer shall construct on South Road at each of the project's proposed access drives concurrent with the construction of South Road:
 - right-turn lane, east approach
 - left-turn lane, west approach
- The bridge and the intersection improvements as outlined in eCondition No. number-15 shall be credited toward the Fair Share Impact Fee of Three Hundred Twenty-Two Thousand Seven Hundred Seventy-Five Dollars (\$322,775.00) based upon a certified cost estimate by the Developer's engineer.
- If the "Fair Share Contribution of Road Improvements Ordinance" is amended to increase the Fair Share Fee, the Developer shall contribute the increased Fair Share Fee and receive credit for the construction in Condition No. 15.

RESOLUTION NO. R99-85

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA APPROVING THE DEVELOPMENT ORDER AMENDMENT FOR THE ORANGE POINT P.U.D. LOCATED ON THE NORTH AND SOUTH SIDES OF LAKE WORTH ROAD BETWEEN US/441 ON THE EAST AND SW 120th AVENUE ON THE WEST (PETITION DOA 6-2-99) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council, as the governing body of the Village of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Palm Beach County Unified Land Development Code, as adopted by the Village of Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the notice and hearing requirements as provided in Article V of the Palm Beach County Unified Land Development Code, as adopted by the Village of Wellington, have been satisfied; and

WHEREAS, the subject site has been previously approved by Palm Beach County as a P.U.D. In Palm Beach County Resolutions R-1834, R-89-954, R-92-362, R-92-937, and R-95-527.

WHEREAS, the property has received a Future Land Use Map Residential Designation of Residential Category "C"; and

WHEREAS, the requested modifications were reviewed by the Wellington Planning, Zoning and Adjustment Board at a public hearing conducted on August 26, 1999; and

WHEREAS, the Village Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Village of Wellington review agencies and staff; and

WHEREAS, the Village Council has made the following findings of fact:

- The subject site has been previously approved on the P.U.D. Master Plan and the Future Land Use Map as residential. As neither a change in use nor an increase in units is contemplated, the petition has been determined to be consistent with both the Land Use and Master Plan designations for the subject parcel. The request is consistent with the Comprehensive Plan.
- The applicant has submitted a conceptual revised master plan that has been reviewed for general conformity with the standards contained in the ULDC. The proposed master plan is in conformance with the ULDC criteria.
- The proposed uses have been found to be compatible with surrounding uses.
- There are no environmental concerns associated with this petition, and the applicants will have to comply with all provisions of the Code and Comprehensive Plan with regard to the environment.
- There are adequate public services and facilities available to service the subject site.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA that:

SECTION 1. The provisions of Resolution No. R-1834, Resolution R-89-954, Resolution R-92-362, Resolution R-92-937, and Resolution R-95-527 are hereby replaced in their entirety.

SECTION 2. The Development Order Amendment Petition DOA 6-2-99, the petition of Lennar Land Partners, a Florida General Partnership by Lennar Homes, Inc. (owner) / Land Design South (agent) to modify the approved Master Plan for the Orange Point P.U.D., is hereby APPROVED on the following described real property, subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by ordinance:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 02°39'45" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 100.01 FEET; THENCE NORTH 88°27'52" WEST, ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 195.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°27'52" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, A DISTANCE OF 610.53 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 80°58'11" EAST; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHWESTERLY BOUNDARY OF AN 80.00 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4000 AT PAGE 999 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 92.00 FEET AND A CENTRAL ANGLE OF 82°30'19", A DISTANCE OF 132.48 FEET TO A POINT OF CUSP; THENCE NORTH 88°27'52" WEST, ALONG A LINE LYING 180.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 4631.71 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE NORTH 02°03'45" EAST, ALONG SAID EAST RIGHT OF WAY LINE LYING 100.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST

LINE OF SAID SECTION 26, A DISTANCE OF 2109.32 FEET; THENCE NORTH 04°33'46" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF A 50.00 FOOT CANAL RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1921 AT PAGE 1331 OF SAID PUBLIC RECORDS, A DISTANCE OF 3057.47 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 676 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°27'38" EAST, ALONG SOUTHERLY RIGHT OF WAY LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 3696.62 FEET; THENCE SOUTH 02°39'45" WEST, ALONG THE WESTERLY BOUNDARY OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 986 AT PAGE 210 OF SAID PUBLIC RECORDS, A DISTANCE OF 2615.39 FEET; THENCE SOUTH 88°58'48" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1576.94 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE ACME DRAINAGE DISTRICT CANAL AS RECORDED IN DEED BOOK 1037 AT PAGES 686 THROUGH 692 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°39'45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LYING 195.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2659.35 FEET; THENCE NORTH 88°27'52" WEST, ALONG A LINE 180.00 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 175.62 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 01°32'08" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY BOUNDARY OF SAID 80.00 FOOT ACCESS EASEMENT, HAVING A RADIUS OF 1628.73 FEET AND A CENTRAL ANGLE OF 05°24'20", A DISTANCE OF 153.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°03'32" EAST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 22.10 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 02°39'45" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.69 FEET TO THE POINT OF BEGINNING.