

**Canter (Pod I) Orange Point PUD**

**STAFF REPORT**

**Petition Number:** 2025-0021-ARB

**Owner/Applicant:** Pulte Home Company, LLC  
1475 Centrepark Blvd. Suite 140  
West Palm Beach, FL 33401

**Agent:** Insite Studio, Inc./Brian Terry  
3601 PGA Blvd. Suite 220  
Palm Beach Gardens, FL 33410  
[brianterry@insitestudio.com](mailto:brianterry@insitestudio.com)  
(561) 249-0940

**PCN:**  
73-41-44-26-10-001-0020

**Future Land Use Designation:**  
Residential C (1 - 3 du/ac)

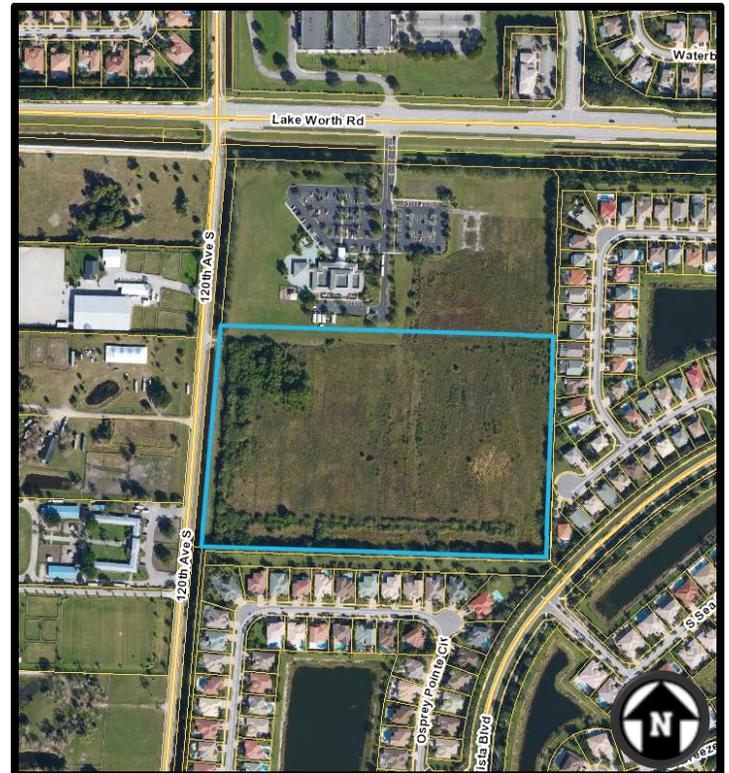
**Zoning Designation:**  
Planned Unit Development (PUD)

**Acreage:**  
22.53 Acres (+/-)

**Request:**  
Architectural Review Board (ARB) approval of the elevations, exterior colors, and materials of a new model for the approved single-family residential project known as Canter.

**Location/Map:**

The subject site (Pods I) of the Orange Point PUD is located south of the Lake Worth Road and 120<sup>th</sup> Avenue South intersection, on the east side of 120<sup>th</sup> Avenue South, as illustrated on the map below.



Adjacent Property	FLUM	Zoning
North (Pod D/Church Site)	Community Facilities	Planned Unit Development (PUD) (Grand Isles)
South	Res. C (1 - 3 du/ac)	PUD (Isles of Wellington)
East	Res. C (1 - 3 du/ac)	PUD (Isles of Wellington)
West	Res. A (1 du/10 ac)	Equestrian Residential/EOZD

**Project Manager:**

Damian Newell, Senior Planner

[dnewell@wellingtonfl.gov](mailto:dnewell@wellingtonfl.gov)

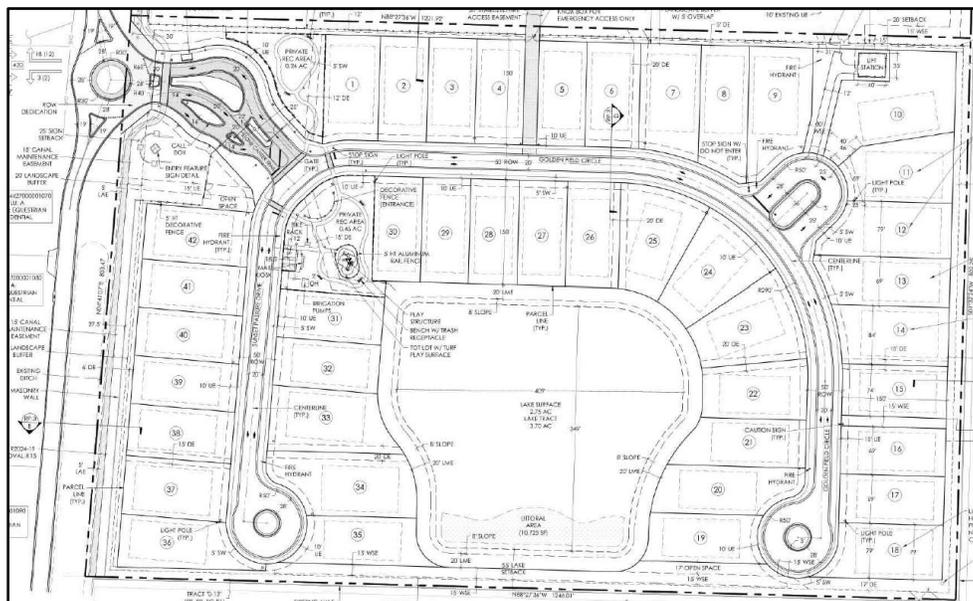
(561) 753-2577

**Site History and Current Request:**

In 1984, the Palm Beach County (PBC) Board of Commissioners approved the Orange Point Planned Unit Development (PUD) zoning of Residential Estate with a Special Exception. (Resolutions R84-1833 and 1834/December 24, 1984). The rezoning and special exception designations were reaffirmed through Resolutions R89-953 and 954 by PBC to correct scrivener’s error(s). In 1995, PBC approved the Orange Point Master Plan (Resolutions R95-527 on April 27, 1995 and R95-362 on March 10, 1995) totaling approximately 1,560 acres (+/-), which included residential pods totaling 1,494 residential dwelling units, commercial pod, recreational pods, public civic pod, a 10-acre equestrian center pod (Pod O), and a 40-acre private civic property/pod (Pod D). In 1999, Wellington approved an amendment (DOA 6-2-00) that reconfigured and amended Pods in Section 26, and modified and deleted conditions to consolidate them into one (1) document (Resolution R99-85), which has been amended over the years.

The Orange Point Master Plan includes Sections 23 (Grand Isles area), 26 (Isles of Wellington area), and 34 (Wellington Preserve). Sections 23 and 26 within the Orange Point PUD were developed in the 1990s and 2000s, with Section 34 still being developed as equestrian lots. Pod D (40-acre) of Orange Point PUD Master Plan (Located within Section 26) was recently approved (August 13, 2024) by Wellington Council (Resolution No. R2024-19/Petition 2023-0003-MPA) to split the 40-acre parcel into the existing Private Civic Site (St. Therese Church Site) and the currently vacant parcel now known as Canter/Pod I of the Orange Point PUD Master Plan.

ARB recently approved (2024-0028-ARB 12/9/2025) the overall Canter project, which is a residential development with 42 single-family residential homes/lots. The prior ARB approval was for three model types, which included the Aventura, Livingston II, and Oakley models. The applicant is now requesting ARB approval of a new model, known as Ellington. Below is the approved Canter Site Plan (2023-0003-SP).



**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

October 23, 2025



**Analysis:**

Staff reviewed the request for Architectural Review Board (ARB) approval of the building elevations, exterior colors, materials, site amenities, and signs for consistency with Wellington’s Land Development Regulations (LDR), and Orange Point PUD Master Plan and Canter Project Standards Manual (PSM) as approved by Resolution No. R2024-19.

**Elevations/Architectural Details, Colors, and Site Amenities:**

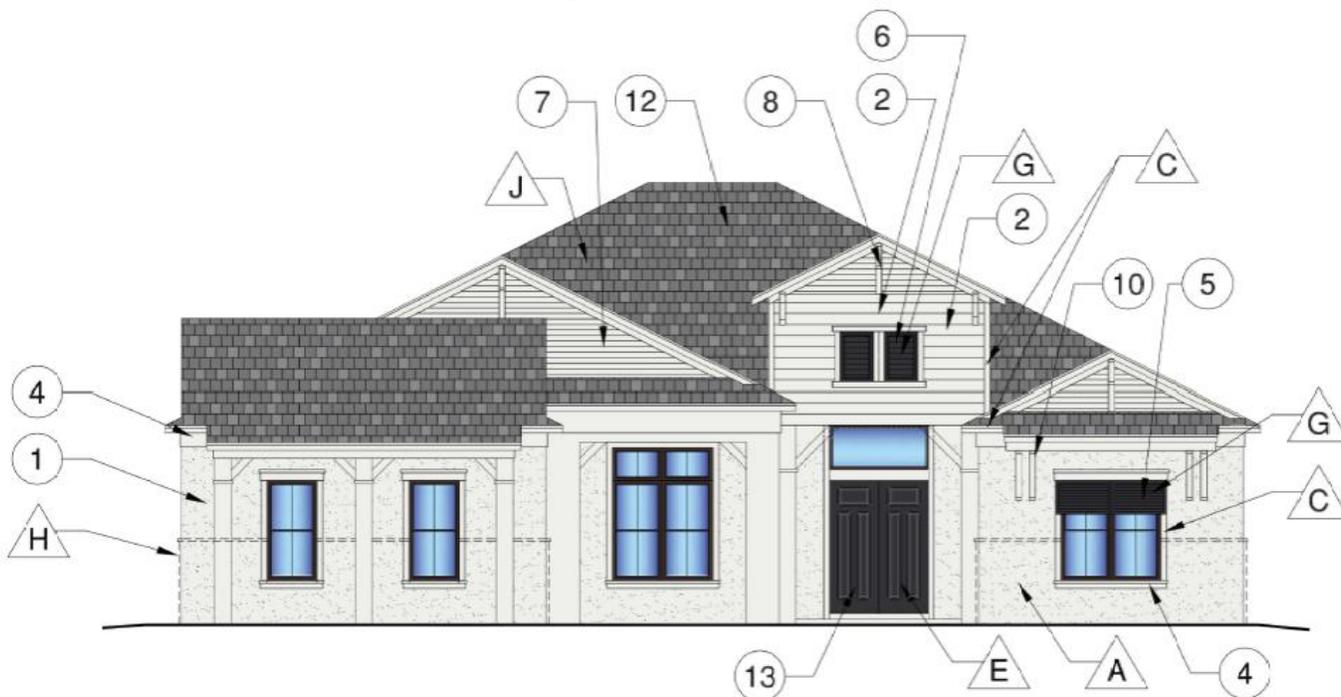
The elevations, architectural details, colors, materials, and site amenities were reviewed based on the LDR and Canter PSM.

**Elevations/Architectural Details**

ARB review and approval is intended to ensure the architectural character and design conform to and are compatible with the general architectural character of the proposed project and the surrounding area/uses. Some design standards include, but are not limited to the following: facades shall contain architectural details on all sides and avoid solid blank walls; accessory structures shall conform to the design, materials, colors, and style of the principal structure.

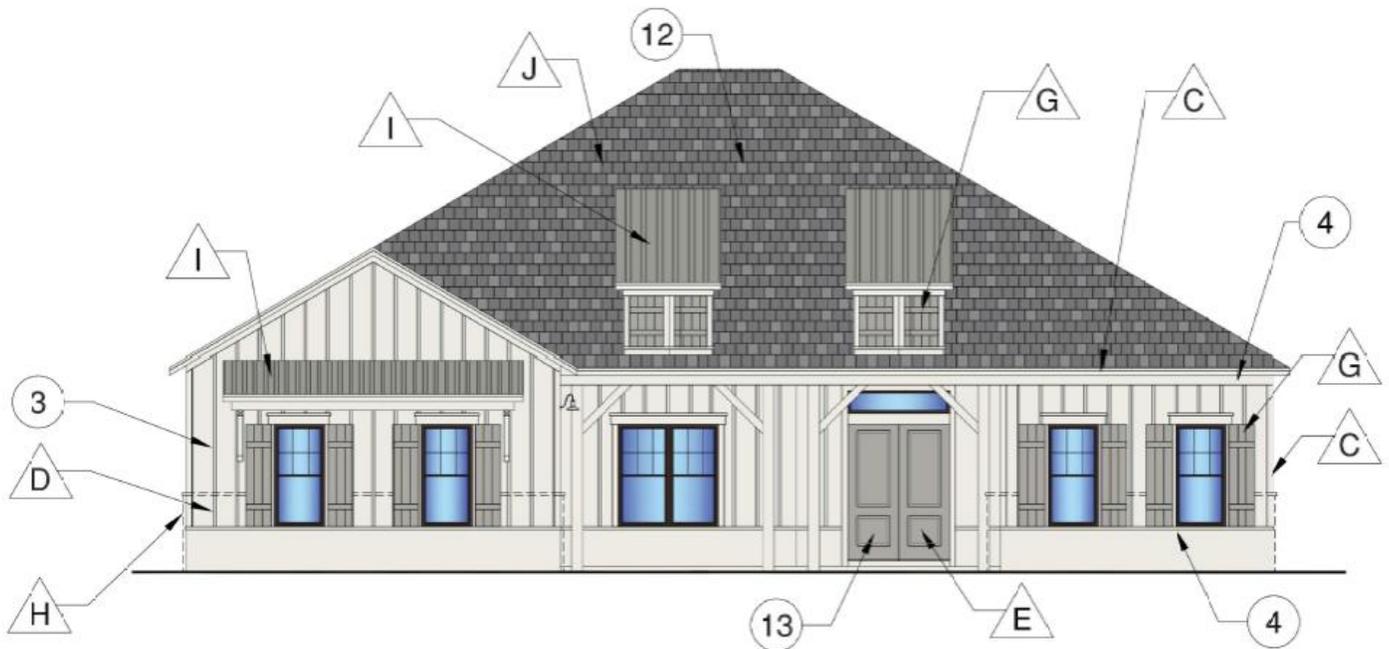
The new Ellington model is proposed with two (2) elevation options (CO3/FH3), as illustrated below.

**Ellington-CO3 (Exhibit A)**



**FRONT ELEVATION - CO3**

**Ellington-FH3 (Exhibit A)**



**FRONT ELEVATION - FH3**

Table 6.4-1 of Wellington’s LDR provides a Design Criteria Point System requiring single-family buildings to meet a minimum of 80 points unless an alternative design is approved by the ARB, based on various aspects of the proposed architectural design and elements/materials. The applicant provided the table below to identify how the proposed model with the elevation options (Coastal CO3 and Farmhouse FH3) will qualify for each design criteria and the overall total points.

Design Criteria	Points Single Family	Ellington	
		Coastal	Farmhouse
More than 3,000 SF under air	20	20	20
Entry Feature	10		
First floor tie beam 9 feet or higher	10	10	10
Front elevation planes (3 or more)	10	10	10
Garage (two car or more)	10	10	10
Side entry garage	10	10	10
Paver fabricated driveway	10	10	10
Roof planes (3 or more)	10	10	10
Roof tiles (clay or cement)	10	10	10
Landscapings 20% in excess of min. req.	10	10	10
Columns (two or more)	5	5	5
<b>Points Required</b>	<b>80</b>	<b>105</b>	<b>105</b>

**ARCHITECTURAL REVIEW BOARD**

Planning and Zoning Division

October 23, 2025



The rendering/elevation drawings of the proposed Ellington model is provided as Exhibit A, which illustrate one (1)-story building with a pitched roof. The architectural details include stucco and siding finishes, decorative bands/trims, tile roof as the main roof for the building, with limited use of accent metal awning, shutters, and other architectural details as illustrated on the architectural rendering/elevation drawings (Exhibit A). The existing landscaping buffer and design of the proposed buildings within the Canter project will help ensure compatibility with the character, mass, bulk, and scale of the surrounding area.

**Color/Material**

The proposed new model will utilize the same colors/schemes and materials as previously approved by ARB (2024-0028-ARB), so the colors and materials are not being reviewed with this request. Exhibit B is the approved colors and materials palette that will be utilized for the Canter residential project. The color scheme provided is identified as Coastal and Farmhouse for the different model type elevation options. The applicant will have the Canter-approved color and material board at the ARB meeting for reference.

Exhibit C is the applicant’s Justification Statement with details on how the request meets the requirements. The applicant’s complete Architectural Review Board application (2025-0021-ARB) is available for review at the Planning and Zoning Division office.

**Summary:**

Based on the findings and consistency with Wellington’s Comprehensive Plan and/or Land Development Regulations as stated, the Planning and Zoning Division provides the following recommended conditions if the Architectural Review Board (ARB) votes to approve Petition 2025-0021-ARB:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect for the Ellington model within the Canter project.
2. Elevations and architectural details for the building/structure (Ellington Model) shall be consistent with Exhibit A. The exterior color and material palette shall be consistent with Exhibit B (as approved by 2024-0028-ARB) and the color/material scheme details as provided in Exhibits A-B.

**Exhibits:**

Exhibit A	Proposed Ellington Model Renderings/Elevations
Exhibit B	ARB Approved Exterior Color/Material Palette (2024-0028-ARB)
Exhibit C	Applicant Justification Statement