

DEVELOPMENT TEAM

DEVELOPER
 PULTE HOMES
 1475 CENTREPARK BLVD, SUITE 140
 WEST PALM BEACH, FL 33401

PLANNER & LANDSCAPE ARCHITECT
 INSITE STUDIO, INC.
 3601 PGA BLVD SUITE 220
 PALM BEACH GARDENS, FL 33410
 561.249.0940

CIVIL ENGINEER
 SCHNARS ENGINEERING CORP.
 947 CLINT MOORE ROAD
 BOCA RATON, FL 33487
 561.241.6455

TRAFFIC ENGINEER
 JFO GROUP, INC.
 6671 W INDIANTOWN RD, SUITE 50-324
 JUPITER, FL 33458
 561.462.5364

ENVIRONMENTAL
 EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD, SUITE 208
 STUART, FL 34996
 772.287.8771

SURVEY
 CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 561.392.1991

SITE PLAN NOTES :
 1. ALL SITE FURNITURE / AMENITIES WILL REQUIRE ARB APPROVAL.
 2. SINGLE FAMILY RESIDENTIAL UNITS WILL BE EV READY/CAPABLE, WITH ELECTRICAL PANEL CAPACITY AND CONDUIT FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) INSTALLATION BY THE UNIT OWNER, OR DEVELOPER MAY INSTALL THE EV CHARGING STATION WITHIN THE UNIT.
 3. TRASH/RECYCLING BINS SHALL BE LOCATED WITHIN EACH LOT AND STORED/SCREEN FROM PUBLIC VIEW.

SITE DATA

APPLICATION NAME	CANTER ORANGE POINT PUD (POD D-2)
PETITION #	2023-0003-SP
ADDRESS	11800 LAKE WORTH RD WELLINGTON, FL
PROPERTY CONTROL NUMBER (S)	73-41-44-26-10-001-0000
EXISTING ZONING	PUD
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE (FLU)	CF (COMMUNITY FACILITIES)
PROPOSED FUTURE LAND USE	RESIDENTIAL C
GROSS AREA	38,9285 AC
AFFECTED SITE AREA	22.54 AC
PROPOSED UNITS	42 UNITS
69' X 150'	29 UNITS
79' X 150'	13 UNITS
DENSITY (DU/AC)	1.86
REQUIRED PARKING (2 SPACES / DU)	84 SPACES
PROVIDED PARKING	170 SPACES
DRIVEWAYS	84 SPACES
GARAGES	84 SPACES
STANDARD (MAIL KIOSK)	2 SPACES
HANDICAP PARKING (MAIL KIOSK)	1 SPACE

RESIDENT CALCULATIONS

UNIT TYPE	RESIDENT / UNIT	# OF DU	RESIDENTS
SINGLE FAMILY	3.02 / DU	42	127
TOTAL NUMBER OF RESIDENTS			127

PRIVATE RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	110 SF / CAPITA	127	0.32 AC
TOTAL REQUIRED			0.32 AC
TOTAL PROVIDED			0.69 AC

CIVIC REQUIREMENTS

UNIT TYPE	RESIDENT / UNIT	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	43.56 SF / CAPITA	127	0.127 AC
TOTAL REQUIRED			0.127 AC
TOTAL PROVIDED			0 AC (1)

NOTE: CIVIC REQUIREMENT WAS MET BY DEDICATIONS AT TIME OF ORIGINAL APPROVAL PER RESOLUTION # 1999-85

PUBLIC RECREATION REQUIREMENTS

UNIT TYPE	CALCULATION	RESIDENTS	AREA REQUIRED
SINGLE FAMILY	217.8 SF / CAPITA	127	0.635 AC
TOTAL REQUIRED			0.635 AC
TOTAL PROVIDED (REQUIREMENT TO BE MET BY IN LIEU OF PAYMENT)			0 AC

LAND USE ALLOCATION

POD	PHASE	LAND USE	ACREAGE	% OF SITE	FAR	BLDG. COVERAGE	PERVIOUS / IMPERVIOUS
D-2	1	SINGLE FAMILY RESIDENTIAL	18.09	80.2%	N/A	Note (1)	Note (1)
D-2	1	OPEN SPACE (LAKE)	3.76	16.7%	N/A	N/A	PERVIOUS = 3.76 AC (163,785.6 SF)
D-2	1	PRIVATE REC	0.69	3.1%	N/A	N/A	PERVIOUS = 0.57 AC (24,829.4 SF) IMPERVIOUS = 0.12 AC (5,227.2 SF)
TOTAL			22.54	100%			

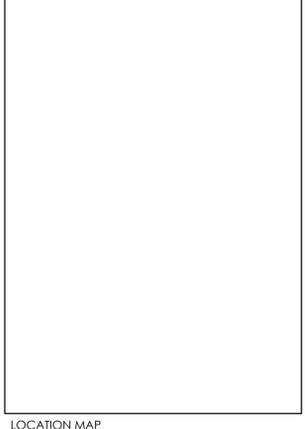
NOTE:
1. REFER TO PROJECT STANDARDS MANUAL FOR INDIVIDUAL LOT DEVELOPMENT REGULATIONS.

LEGAL DESCRIPTION:
 TRACT A, ST. THERESE DE LISIEUX, BEING ALL OF THE PLAT OF ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FORMERLY DESCRIBED AS:
 A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE SOUTH 02 DEGREES 03 MINUTES 45 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SECTION 26, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 36 SECONDS EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 233.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1331, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTHERLY LINE OF A 50.00 FOOT WIDE ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037, PAGES 686 THROUGH 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 38 DEGREES 27 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ACME DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 1178.54 FEET; THENCE SOUTH 43 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 24 SECONDS WEST, A DISTANCE OF 1379.70 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 1277.72 FEET TO A POINT ON SAID EASTERLY LINE OF ACME DRAINAGE DISTRICT RIGHT-OF-WAY; THENCE NORTH 04 DEGREES 33 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 1406.66 FEET TO THE AFORESAID POINT OF BEGINNING.

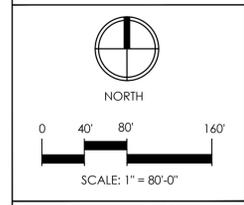
SAID LAND CONTAINS 38.929 ACRES OR 1,695,760.370 SQ. FT. MORE OR LESS AND IS SITUATED IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST OF PALM BEACH COUNTY, FLORIDA.

APPROVALS



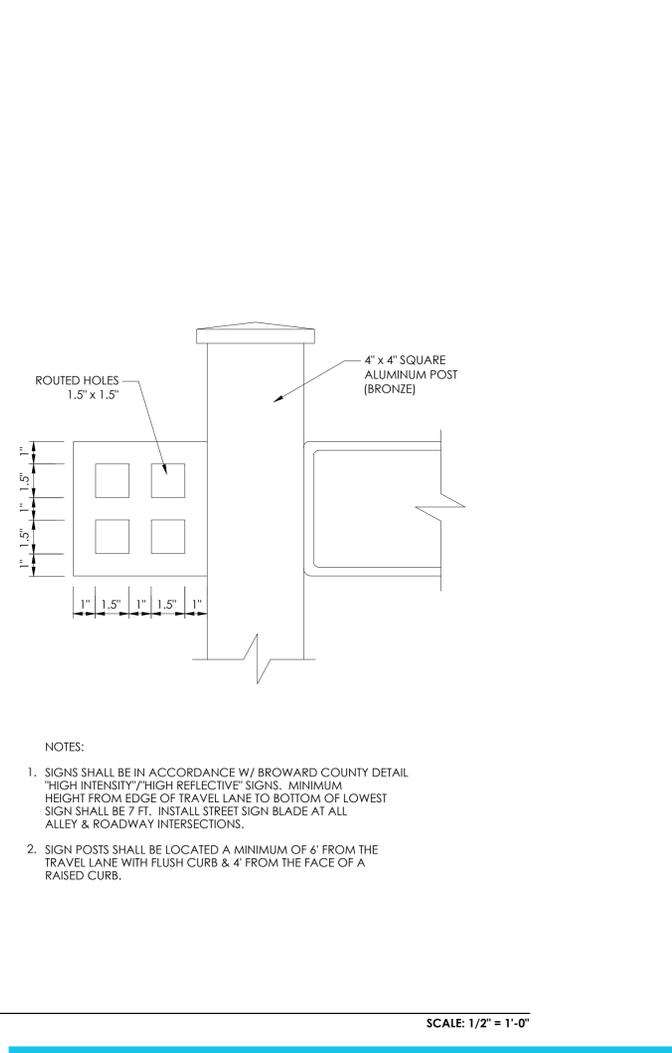
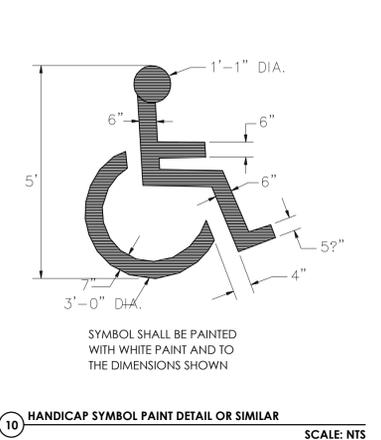
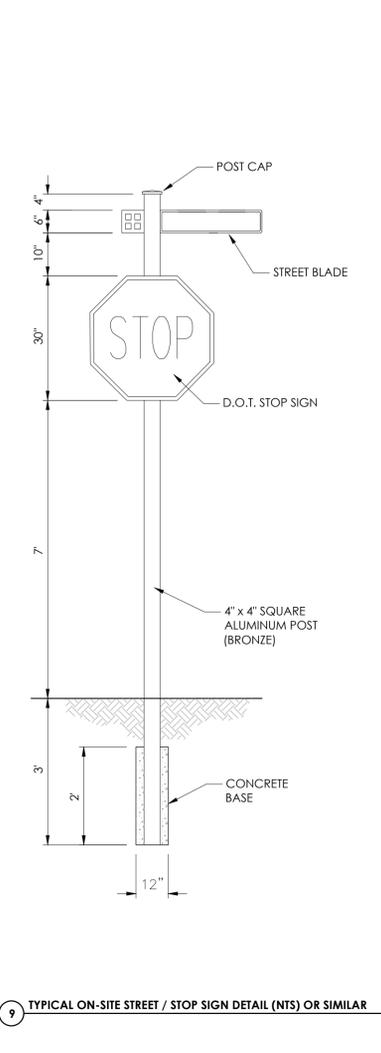
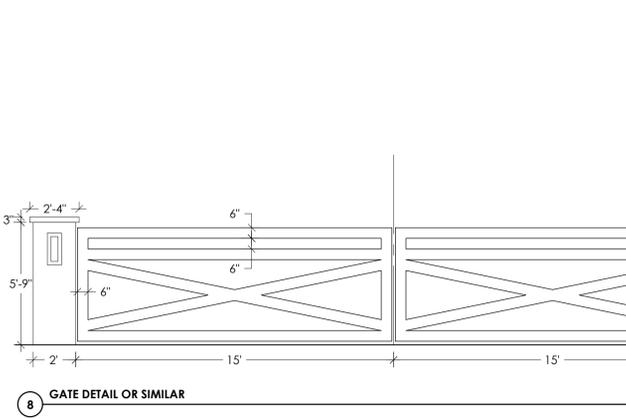
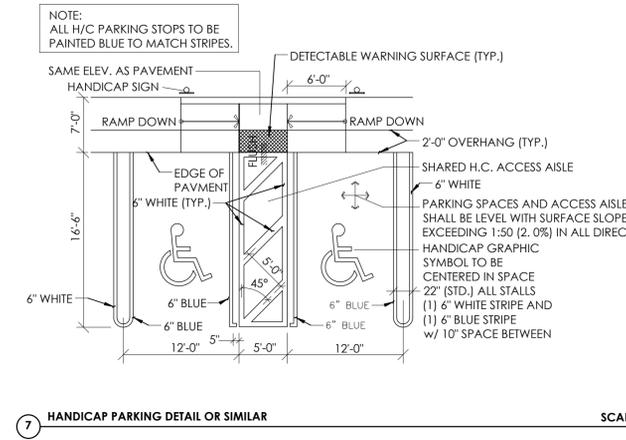
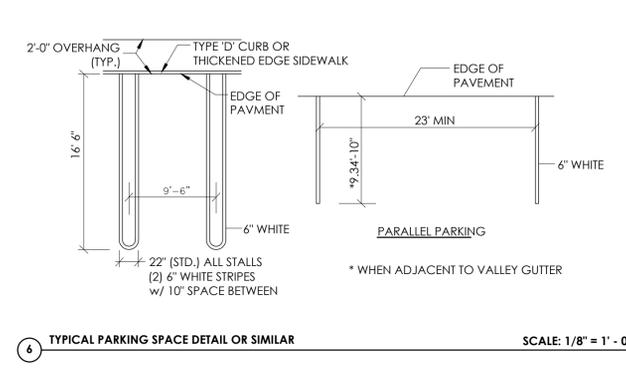
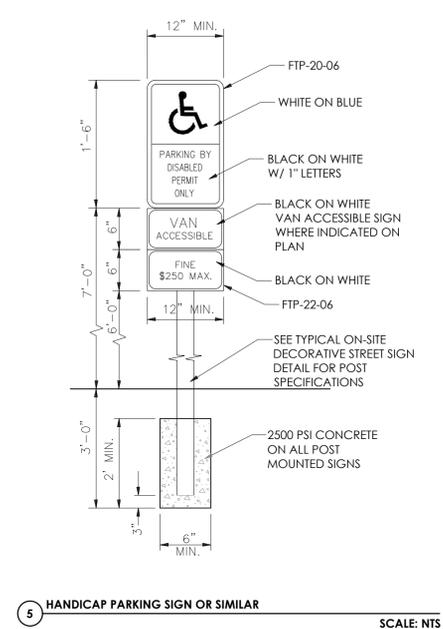
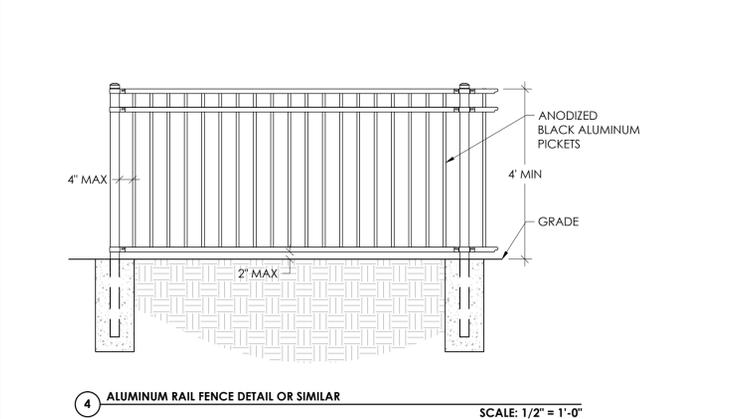
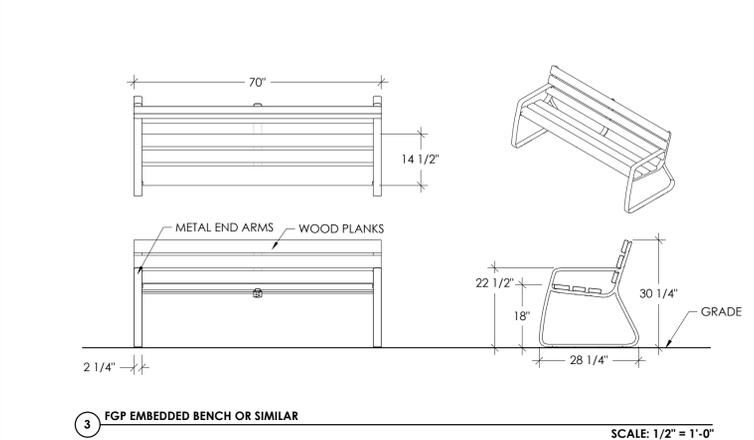
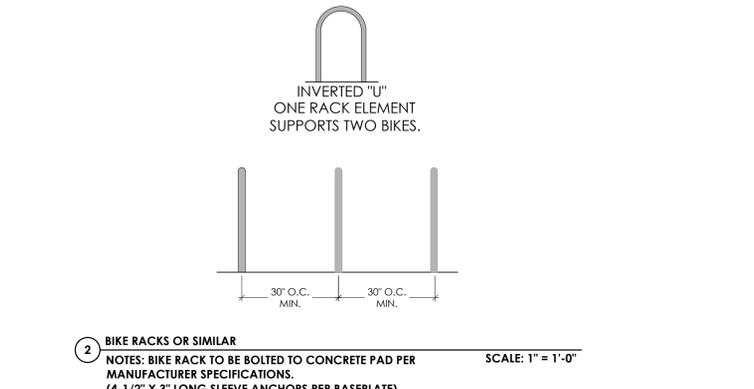
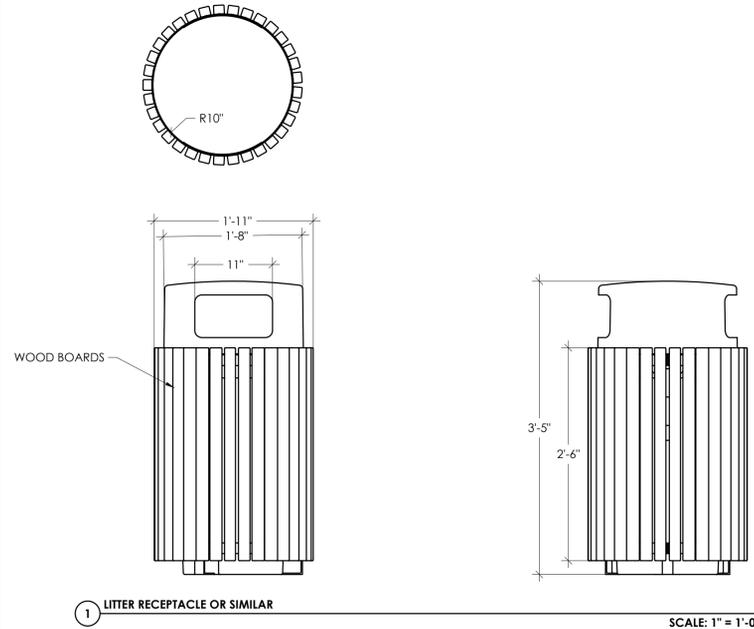
Consultants:
 Revisions:
 01/05/2024 - RESUBMITTAL
 02/26/2024 - RESUBMITTAL

CANTER ORANGE POINT PUD (POD D-2)
 Wellington, Florida
 PULTEGROUP



Drawn By: TAC
 Drawing #: 1331
 Date: 11/01/2023

Site Plan
 SHEET # SP.1



Treasure Hunt (5654-PP-QS)

Ages: 5-12 | Use Zone: 27' x 39' | Capacity: 30-35 Children | Fall Height: 72" | Play Activities: 8

Quick Facts:

- 2 Slides, 3 Climbers and 3 Sensory and Dramatic Play events designed to promote imaginative play, motor skills, along with developing strength, coordination, and problem solving skills.
- Commercial grade components specifically engineered to resist corrosion, fading and mildew.
- Designed with strict adherence to the rigorous public playground safety standards (ASTM & CPSC).
- Incorporates design features which meet ADA guidelines and allow inclusive play for all children.

Color Options:

Warranty:

- Limited Lifetime Warranty on all Galvanized Steel Posts, Stainless Steel Hardware, Aluminum Fittings and Post Caps.
- Limited 15-Year Warranty on all Punched Decks, Rails, Rungs, Loops, and Rotomolded Components.
- Limited 10-Year Warranty on all Plastic Sheet Components.
- Limited 1-Year Warranty on all Moving Parts, Swing Seats, Swing Hangers and other material not covered above.

www.BYOPlayground.com | 1-800-853-5316

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www.insitestudio.com | License #: LC26000606

Consultants:

Revisions:

01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

CANTER

ORANGE POINT PUD (POD D-2)

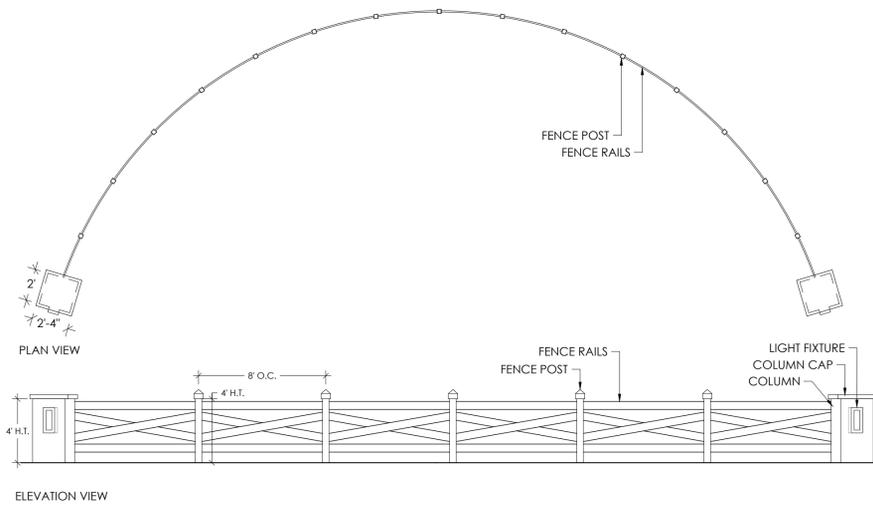
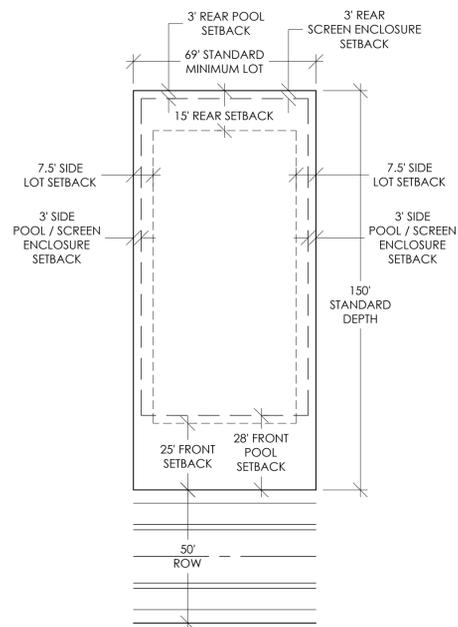
Wellington, Florida

PULTEGROUP

Drawn By: TAC
Drawing #: 1331
Date: 11/01/2023

Regulating Plan

SHEET # RP.1



COOPER - MESA
TYPE A



HOLOPHANE - BERN
TYPE B



TENON MOUNT
21' (15'6" MH)
TYPE A POLE



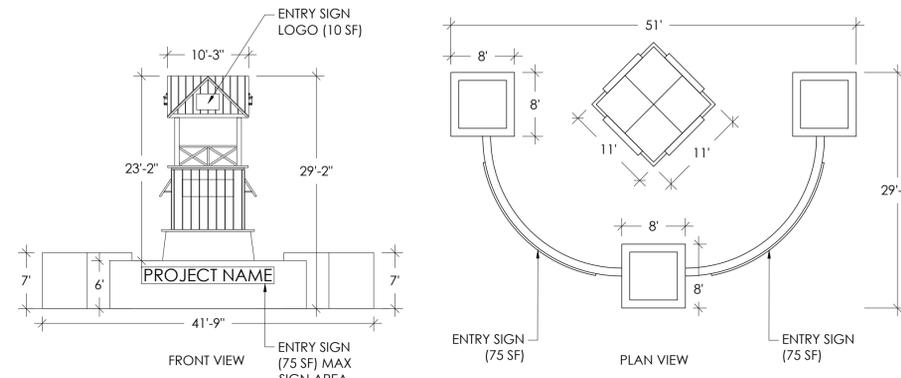
TENON MOUNT
23' (16' MH)
TYPE B POLE

19 LIGHT POLE DETAIL OR SIMILAR

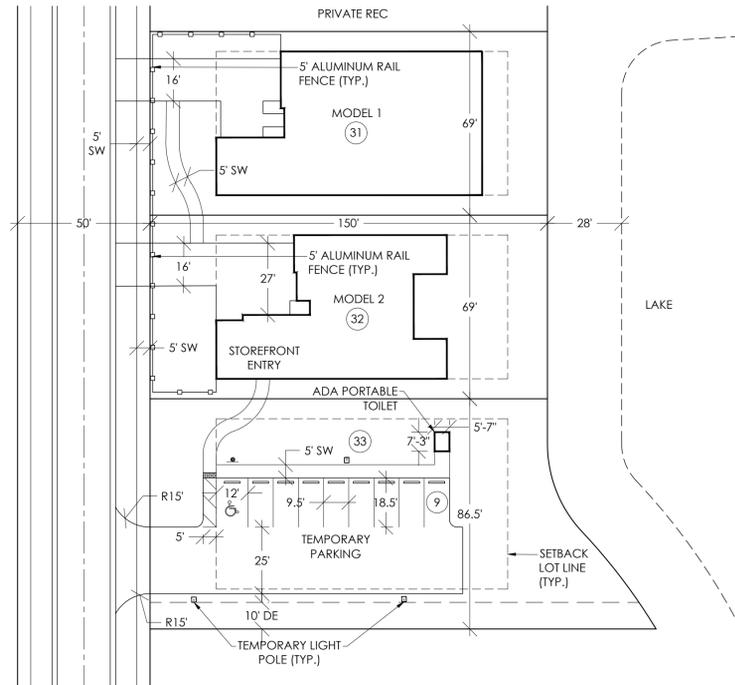
N.T.S.

12 SINGLE FAMILY RESIDENTIAL LOT REQUIREMENTS
SCALE: 1/32" = 1' - 0"
NOTES:
PERMITTED LOT COVERAGE FOR 2 STORY HOMES SHALL BE 50% OF THE GROSS LOT AREA.
PERMITTED LOT COVERAGE FOR 1 STORY HOMES SHALL BE 60% OF THE GROSS LOT AREA.
REFER TO PROJECT STANDARDS MANUAL (PSM) FOR ALL LOT DEVELOPMENT STANDARDS.

14 DECORATIVE FENCE DETAIL (ENTRANCE) OR SIMILAR
SCALE: 3/16" = 1' - 0"
NOTE: CURVED FENCE IS ILLUSTRATED AS FLAT IN ELEVATION VIEW TO SHOW 4' FENCE SECTIONS. FENCE WILL BE BUILT AS SHOWN IN PLAN VIEW.



15 FREE STANDING MONUMENT SIGN DETAIL OR SIMILAR
SCALE: 3/32" = 1' - 0"



13 TEMPORARY PARKING / MODEL HOME
SCALE: 1/32" = 1' - 0"

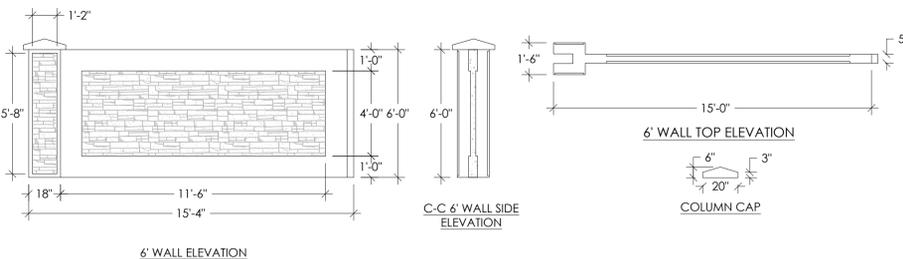


16 MAIL KIOSK OR SIMILAR
SCALE: N.T.S.

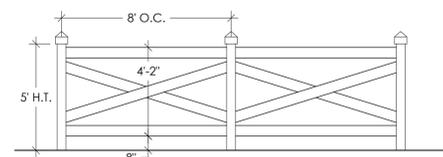


17 BUS SHELTER OR SIMILAR
SCALE: N.T.S.

NOTE:
1. BUS SHELTER WILL INCLUDE AMENITIES INCLUDING BENCH, TRASH RECEPTACLE AND BIKE RACKS (4 SPACES)
2. COVERED SCHOOL BUS SHELTER SHALL BE CONSTRUCTED WITH CONSISTENT COLORS, MATERIAL AND ROOF TREATMENT AS THE OVERALL PROJECT.



8 6' STACKED STONE PANEL / COLUMN ELEVATION OR SIMILAR
SCALE: 1/4" = 1' - 0"
NOTES:
1. INSTALLATION TO COMPLY WITH ENGINEERING FOR WIND LOADS BASED ON JOB SITE LOCATION.
2. VARIOUS TEXTURED FINISHES ARE AVAILABLE. CONTACT COASTAL CONCRETE PRODUCTS, LLC FOR FURTHER INFORMATION.
3921 PROSPECT AVE, NAPLES, FL 34104 - 239-263-9700 - WWW.COASTALCONCRETEPROD.COM.
3. FOOTING DIMENSIONS VARY ACCORDING TO WALL HEIGHT AND JOB SITE CONDITIONS.



18 5' HT DECORATIVE FENCE DETAIL OR SIMILAR
SCALE: 1/4" = 1' - 0"

Consultants:

Revisions:
01/05/2024 - RESUBMITTAL
02/26/2024 - RESUBMITTAL

Drawn By: TAC
Drawing #: 1331
Date: 11/01/2023

Regulating
Plan

SHEET # RP.2

