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A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION 2025-0003-MP) FOR THE ARTISTRY LAKES PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 (SR80) INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE ARTISTRY LAKES PUD MASTER PLAN; TO DESIGNATE A 418.49-ACRE RESIDENTIAL POD (POD A) WITH A MAXIMUM OF 579 SINGLE FAMILY DWELLING UNITS (PHASE 1 – 160 UNITS; PHASE 2 – 206 UNITS; AND PHASE 3 – 213 UNITS); TO DESIGNATE A 4.0-ACRE CIVIC POD (POD B); TO DESIGNATE 3.78-ACRE (POD C) AND 9.07-ACRE (POD D) PUBLIC RECREATION PODS; TO ADD TWO (2) ACCESS POINTS ON SR80; TO ADD ONE (1) ACCESS POINT TO THE FUTURE EXTENSION OF OKEECHOBEE BOULEVARD; TO ADOPT THE ARTISTRY LAKES PUD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington's Council, as the governing body of Wellington, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, Wellington Land Development Regulations, is authorized and empowered to hear petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article 5 of the Ton Land Development Regulations have been satisfied; and

WHEREAS, Wellington approved the uniform method annexation (Ordinance 26-03) of the subject properties; and

WHEREAS, companion Comprehensive Plan Map Amendment (Ordinance 26-04) and Rezoning (Ordinance No. 2026-05) applications to change the Land Use Designation from Palm Beach County Low Residential (LR-2) to Single-Family Residential C (1.01 du/3.0 acres) and Zoning designation from PBC Single-Family Residential (SFR) to Wellington PUD have been applied for; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 21, 2026, recommended the Wellington Village MUPD Master Plan with a _____ - _____ vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Planning Agency, the Findings of Facts, and the evidence and testimony presented by the Petitioner, and comments of the public into consideration when reviewing the proposed Master Plan Amendments and Conditional Use; and

WHEREAS, Wellington's Council has made the following Findings of Fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;

- 52
- 53 2. The subject request is consistent with the stated purposes and intent of
- 54 the Land Development Regulations;
- 55
- 56 3. The requested Master Plan Amendment is consistent with the surrounding
- 57 land uses and zoning districts;
- 58
- 59 4. The requested Master Plan Amendment would result in a logical and
- 60 orderly development pattern.
- 61

62 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**

63 **FLORIDA'S COUNCIL, THAT:**

64

65 **SECTION 1.** The Artistry Lakes PUD Master Plan is hereby APPROVED as

66 described in Exhibit "A" and illustrated in Exhibit "B", providing for the following:

67

- 68 • Creates a 446.14-acre PUD with the following pods and respective
- 69 development program:
- 70
- 71 ○ Pod A (Residential) - 418.49-acres with a total of 579 single-family dwelling
- 72 units
- 73 ■ Phase 1 – 160 units
- 74 ■ Phase 2 – 206 units
- 75 ■ Phase 3 – 213 units
- 76
- 77 ○ Pod B (Civic) – 4.0-acres
- 78
- 79 ○ Pod C (Public Recreation) – 3.78-acres
- 80
- 81 ○ Pod D (Public Recreation) – 9.07-acres
- 82
- 83 • Adds two (2) access points on SR80 and one (1) access point to the future
- 84 extension of Okeechobee Boulevard;
- 85
- 86 • Adopts a Project Standards Manual (PSM) specifically for the Artistry Lakes
- 87 PUD; and
- 88
- 89 • Establishes Conditions of Approval for the development.
- 90

91 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject

92 to the following conditions:

93

94 **General Conditions:**

95

- 96 1. Artistry Lakes shall be developed consistent with the approved Artistry Lakes PUD
- 97 Master Plan as adopted in Exhibit "C" as part of Resolution No. R2026-02.
- 98 (PLANNING AND ZONING)
- 99

2. The project shall comply with the Artistry Lakes PUD Project Standards Manual (PSM) as adopted in Exhibit "C" as part of Resolution No. R2026-02. Deviations from certain LDR requirements have been included in the PSM. (PLANNING AND ZONING)
3. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM as adopted in Exhibit "C" of this Resolution. (PLANNING AND ZONING)
4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association, and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
5. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land Development Regulations. The land dedication required for parks and recreation is 8.22 acres. The civic dedication required is 1.64 acres. In lieu of land dedication, a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is greater, may be paid. These fees shall be paid in full prior to the issuance of the first building permit. A 10% credit for privately-owned recreational space within a proposed project may be applied to the park and recreational land dedication requirement. (PLANNING AND ZONING)
6. The area and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington's Council. The private recreational space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)
7. Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)
8. No building permits are to be issued after December 31, 2030, unless a time extension has been approved. (TRAFFIC)

Land Development Conditions:

9. A plat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association and assessments payable by the members of the association for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
10. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)

151
152 11. Land Development Permit (LDP) meeting all applicable requirements of
153 Wellington's Land Development Regulations, as well as State and Federal
154 regulations and guidelines, must be applied for, approved, and issued prior to any
155 construction activities. The permit plans shall include construction details for all
156 infrastructure components, including paving, grading, drainage, water, sewer,
157 landscape, lighting, and offsite improvements. Additional comments on the site
158 layout may be forthcoming upon submittal and subsequent review of the
159 engineering construction plans and Drainage Calculations for the site
160 development. Prior to the issuance of any certificates of occupancy/completion,
161 final approval is required from the Engineering Department. (ENGINEERING)

162
163 12. All proposed private roadways, lakes, and conservation areas shall be placed in
164 tracts. All tracts shall be identified on the plat and dedicated accordingly.
165 (ENGINEERING)

166
167 **Traffic Conditions:**
168

169 13. No building permits are to be issued for more than 523 single-family units, the
170 equivalent number of units to the approved plan, unless a traffic study that
171 addresses the entire 579 single-family units is approved. (TRAFFIC)

172
173 14. The County traffic concurrency approval is subject to the Project Aggregation
174 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

175
176 15. The property owner shall construct the following improvements at their site
177 driveways on Southern Boulevard (SR 80). Construction shall begin prior to the
178 first building permit and shall be complete prior to the first certificate of occupancy:
179 (TRAFFIC)

180
181 a. Westbound right turn lanes meeting the minimum requirements in the
182 Florida Design Manual (FDM) with provided space for a buffered bike lane
183 shall be constructed at both driveways.

184
185 b. An eastbound left turn lane meeting the minimum requirements in the
186 Florida Design Manual (FDM) shall be constructed at the western
187 driveway.

188
189 c. Close the existing eastbound left turn lane at the eastern driveway and
190 close the existing median opening (approximately 5,700 feet east of Arden
191 Lake Way) on SR 80.

192
193 d. A signal warrant analysis for the western driveway shall be submitted to
194 FDOT for approval. If signalization is warranted, the signal shall be
195 constructed by the applicant.

196
197 16. No building permits shall be issued for the project until the property owner
198 provides acceptable surety to the Village of Wellington in an amount as prepared
199 by the developers EOR and accepted by the Village Engineer for the
200 improvements described in Condition 4 above. The surety shall be released upon
201 completion of the improvements. (TRAFFIC)

17. The property owner shall provide to FDOT, a road right-of-way deed and all associated documents as required by FDOT for Southern Boulevard, 220 feet measured from the existing south right-of-way line of Southern Boulevard, as approved by the Village Engineer. All right-of-way deed(s) and documents shall be provided and approved prior to the issuance of the first building permit. (TRAFFIC)

18. The property owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right-of-way and all associated documents as required by the County Engineer for Okeechobee Boulevard, 200 feet of right-of-way on an alignment approved by the County Engineer and as approved by the Village Engineer. All right-of-way deed(s) and documents shall be provided and approved prior to the issuance of the first building permit. (TRAFFIC)

Landscape Conditions:

19. Landscape plans shall be required as part of the Site Plan application. A Landscape Buffer shall be required along all property lines and all major thoroughfares as required in Wellington's Land Development Regulations and illustrated in the Project Standards Manual. The landscape buffers and street trees shall be installed by the Developer and inspected by Planning and Zoning prior to closing the LDP. (PLANNING AND ZONING)

20. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)

21. The exact location of the future access points to Pod D – Public Recreation Pod from the future extension of Okeechobee Boulevard may be approved administratively. (PLANNING AND ZONING)

Concurrency (Level of Service) Conditions:

22. The Developer shall contribute \$61,664.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit for each phase. (SDPBC)

SECTION 3. This Resolution shall become effective once the Comprehensive Plan Map amendment (Ordinance No. 2026-03) and Rezoning (Ordinance No. 2026-04) are effective.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Chevelle D. Addie, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO

A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE

SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT

RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST,

ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.

LYING IN PALM BEACH COUNTY, FLORIDA.

Exhibit B – Artistry Lake PUD Master Plan

PROPERTY DEVELOPMENT REGULATIONS:

TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

SINGLE FAMILY RESIDENTIAL	MINIMUM LOT		BLDG COVER	MINIMUM SETBACKS			
	SIZE	WIDTH	DEPTH	FRONT	SIDE	CORNER	REAR
REQUIRED	6,000 SF	65'	75'	45%	25'	7.5'	15'
PROVIDED	7,800 SF	60' *	130'	45%	25'	5' **	15'
	10,400 SF	65'	160'	45%	25'	7.5'	15'
	9,800 SF	70'	140'	45%	25'	5' **	15'
	11,250 SF	75'	150'	45%	25'	7.5'	15'

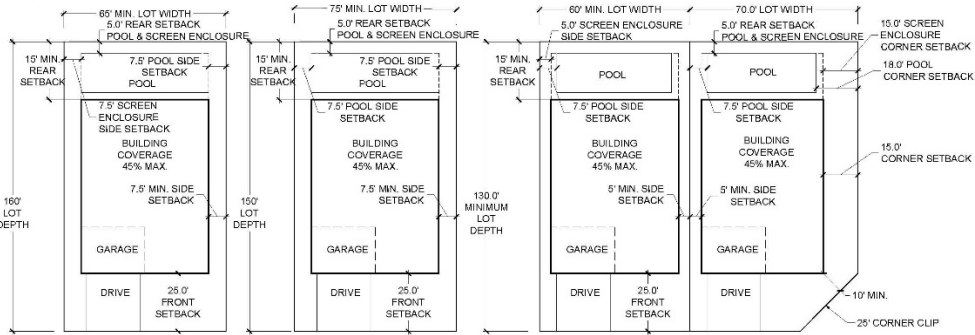
* DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK, APPLIES TO 60' & 70' WIDE LOTS

POOL, SPA, SCREEN ENCLOSURE	MINIMUM SETBACKS		SCREEN ENCLOSURE	MINIMUM SETBACKS			
	REQUIRED	PROVIDED		FRONT	SIDE	CORNER	REAR
SCREEN ENCLOSURE	REQUIRED	25'	7.5' (0')	15'	5' (0')		
	PROVIDED	25'	7.5' (0')	15'	5' (0')		
POOL	REQUIRED	28'	10.5' (3')	18'	10.5' (3')		
	PROVIDED	28'	7.5' ** (3')	18'	5' ** (3')		
SPA	REQUIRED	25'	5' (3')	25'	5' (3')		
	PROVIDED	25'	5' (3')	25'	5' (3')		

* DEVIATION FOR SCREEN ENCLOSURE SIDE SETBACK APPLIES TO 60' & 70' LOTS

** DEVIATION SIDE AND REAR SETBACK FOR POOLS APPLIES TO ALL LOT SIZES

- NOTES:
- SCREEN ENCLOSURES MAY BE ELIGIBLE FOR A ZERO FOOT REAR SETBACK REDUCTION IF THE FOLLOWING IS APPLICABLE:
 - THE ENTIRE REAR OR SIDE INTERIOR PROPERTY LINE IS ADJACENT TO OPEN SPACE (LAKE, NATURAL PRESERVE, OR GOLF COURSE) A MINIMUM OF 50 FEET IN DEPTH;
 - ALL CONSTRUCTION AND EARTHWORK IS COMPLETED WITHIN THE OWNER'S LOT; AND
 - ALL MAINTENANCE CAN BE CONDUCTED FROM WITHIN THE OWNER'S LOT; AND
 - ROOF EAVES OR STRUCTURES SHALL NOT OVERHANG THE PROPERTY LINE OR ENCRDACH ANY UTILITY, DRAINAGE, OR LAKE MAINTENANCE EASEMENT.
 - SWIMMING POOLS OR SPAS MAY BE CONSTRUCTED WITH A THREE FOOT REAR OR SIDE INTERIOR SETBACK FOR SINGLE FAMILY OR ZERO LOT LINE DWELLING UNITS PROVIDED THE ENTIRE REAR OR SIDE INTERIOR PROPERTY LINE IS ADJACENT TO OPEN SPACE A MINIMUM OF 50 FEET IN DEPTH AND ALL CONSTRUCTION AND EARTHWORK IS COMPLETED WITHIN THE OWNER'S LOT.



LAND USE ALLOCATION TABLE		
LAND USE	LAND USE ACREAGE (%)	PROPOSED USE MAX. INTENSITY/DENSITY
POD A	RESIDENTIAL - PHASE ONE	169.54 AC. * (38.0%)
	RESIDENTIAL - PHASE TWO	142.80 AC. * (31.96%)
	RESIDENTIAL - PHASE THREE	106.35 AC. * (23.84%)
	TOTAL RESIDENTIAL	418.69 AC. * (93.8%)
POD B	CIVIC	4.0 AC (0.9%)
POD C	PUBLIC RECREATION	3.78 AC (0.85%)
POD D	PUBLIC RECREATION	9.07 AC (2.03%)
TOTAL PUBLIC RECREATION		13.89 AC (2.88%)
TOTAL ACREAGE		446.14 AC. (100%)
RW DEDICATION - SOUTHERN BLVD		0.84 AC. (0.19%)
RW DEDICATION - OKEECHOBEE BLVD		9.96 AC. (2.23%)
TOTAL ACREAGE		446.14 AC. (100%)

* RESIDENTIAL LAND USE ACREAGE INCLUDES PRIVATE RECREATION PODS, INTERNAL STREETS (ROW), WATER MANAGEMENT TRACTS, AND LANDSCAPE BUFFERS.

SITE DATA:

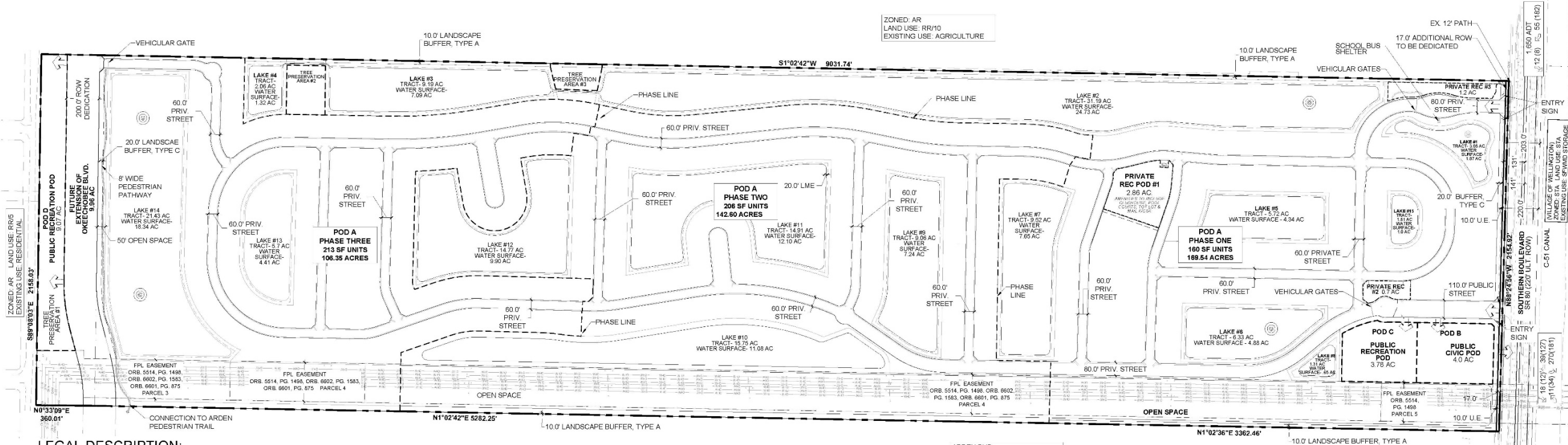
PROJECT NAME:	ARTISTRY LAKES PUD	RECREATION REQUIREMENT	4.15 AC.
PETITION NO:	2025-0003-MP	PRIVATE AREA REQUIRED:	110 SF / PERSON @ 1.644 = 4.15 AC.
EXISTING FUTURE LAND USE:	PBC LR-2	PRIVATE AREA PROVIDED:	4.76 AC.
PROPOSED FUTURE LAND USE:	RESIDENTIAL, C	REC POD 1 - 2.86 AC.	
EXISTING ZONING DISTRICT:	PBC PUD	REC POD 2 - 0.70 AC.	
PROPOSED ZONING DISTRICT:	SINGLE FAMILY RESIDENTIAL	REC POD 3 - 1.20 AC.	
PCN (S):	00-40-43-27-00-000-3010; 00-40-43-22-00-000-5000; 00-40-43-22-00-000-7010; 00-40-43-27-00-000-1010	PUBLIC AREA REQUIRED:	8.22 AC.
		5 AC / 1,000 PERSONS @ 1.644 = 8.22 AC.	
GROSS SITE AREA:	446.14 AC.	PUBLIC AREA PROVIDED:	12.85 AC.
TOTAL UNITS:	579 D.U.	POD C - 3.78 AC.	
DENSITY:	1.30 D.U./AC.	POD D - 9.07 AC.	
NUMBER OF RESIDENTS:	1,644 RESIDENTS (2.84 RESIDENTS PER UNIT)	CIVIC REQUIREMENT AREA REQUIRED:	1.84 AC.
		1 AC / 1,000 PERSONS @ 1.644 = 1.64 AC.	
LOT SIZE BREAKDOWN:		AREA PROVIDED:	4.00 AC.
SINGLE FAMILY - 60' x 130' / 140':	258 D.U.	POD B - 4.0 AC.	
SINGLE FAMILY - 65' x 160':	105 D.U.		
SINGLE FAMILY - 70' x 140':	198 D.U.		
SINGLE FAMILY - 75' x 150':	18 D.U.		
TOTAL:	579 D.U.		

urban design studio

Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.368.1100 FAX: 561.368.1111
www.udsflorida.com
#LCC000035

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LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,285.07 FEET; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1,003.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 9,397.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'58" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'39" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,321.53 FEET; THENCE SOUTH 89°08'03" WEST, ALONG SAID LINE, A DISTANCE OF 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,000.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 44°04'57" WEST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 803.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 01°02'39" WEST, ALONG SAID LINE, A DISTANCE OF 1,007.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°02'39" EAST, ALONG SAID LINE, A DISTANCE OF 1,007.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°02'39" WEST, ALONG SAID LINE, A DISTANCE OF 1,867.68 FEET; THENCE NORTH 00°18'39" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.61 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,065.02 FEET; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,285.07 FEET; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°02'39" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,987.63 FEET; THENCE SOUTH 89°08'03" EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 803.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 01°02'39" WEST, ALONG SAID LINE, A DISTANCE OF 1,007.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°02'39" WEST, ALONG SAID LINE, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°02'39" EAST, ALONG SAID LINE, A DISTANCE OF 1,007.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°02'39" WEST, ALONG SAID LINE, A DISTANCE OF 1,867.68 FEET; THENCE NORTH 00°18'39" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.61 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,065.02 FEET; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:
A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 01° 02' 39" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 360.01 FEET TO A POINT ON THE SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34; PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.01 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE SOUTH LINE OF DEER RUN, A DISTANCE OF 2,516.03 FEET; THENCE SOUTH 11° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 6,031.74 FEET; THENCE NORTH 88° 24' 58" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2,154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 11° 02' 39" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3,362.48 FEET; THENCE NORTH 11° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 5,282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 15,433,893 SQUARE FEET OR 461.43 ACRES MORE OR LESS.

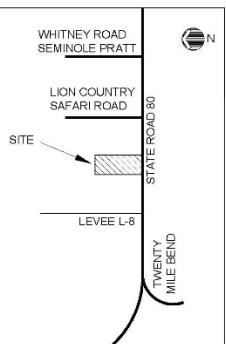
DEVELOPMENT TEAM:

APPLICANT:	KOLTER GROUP ACQUISITIONS, LLC 105 NE 1ST STREET DELRAY BEACH, FLORIDA 33444
TRAFFIC ENGINEER:	SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD., STE. 3 WEST PALM BEACH, FL 33407 PHONE: (561) 478-7848
CIVIL ENGINEER:	SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD., STE. 3 WEST PALM BEACH, FL 33407 PHONE: (561) 478-7848
SURVEYOR:	CAULFIELD & WHEELER, INC. 7500 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: (561) 392-1991
PLANNER & LANDSCAPE ARCHITECT:	URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 PHONE: (561) 966-1100
ENVIRONMENTAL:	EW CONSULTANTS, INC. 2581 METROCENTRE BLVD., STE. 1 WEST PALM BEACH, FL 33407 PHONE: (561) 291-7950

LEGEND:

AC.	= ACRES
BLDG.	= BUILDING
D.E.	= DRAINAGE EASEMENT
E.O.W.	= EDGE OF WATER
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
L.B.	= LANDSCAPE BUFFER
L.M.E.	= LAKE MAINTENANCE EASEMENT
M.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R.	= RADIUS
R.W.	= RIGHT OF WAY
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT

LOCATION MAP:



APPROVALS:

Date:	10.01.2025
Project No.:	21-011.003
Designed By:	WJT
Drawn By:	WJT
Checked By:	
Revision Dates:	
10.17.2025 SUBMITTAL	
12.19.2025 RESUBMITTAL #1	

MP-1
of 4

Artistry Lakes
Village of Wellington, Florida
Master Plan



Scale: 1" = 300'-0"