

## **RESOLUTION NO. R2026-02**

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, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations, is authorized and empowered to consider petitions related to zoning and development orders; and

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

**WHEREAS**, Wellington approved the uniform method annexation (Ordinance No. 2026-03) of the subject properties; and

**WHEREAS**, companion Comprehensive Plan Map Amendment (Ordinance No. 2026-04) and Rezoning (Ordinance No. 2026-05) applications to change the Future Land Use Designation from Palm Beach County Low Residential (LR-2) to Wellington Residential C (1.01 du/3.0 acres) and Zoning designation from PBC Planned Unit Development (PUD) 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 \_\_\_\_\_ of Wellington Village MUPD Master Plan with a \_\_\_ - \_\_\_ vote; and

**WHEREAS**, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts, and the evidence and testimony presented by the Petitioner, and comments of the public into consideration when considering 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

100 2. The project shall comply with the Artistry Lakes PUD Project Standards Manual  
101 (PSM) as adopted in Exhibit "C" as part of Resolution No. R2026-02. Deviations  
102 from certain LDR requirements have been included in the PSM. (PLANNING AND  
103 ZONING)

104

105 3. A Site Plan shall be required prior to Land Development Permits and shall comply  
106 with the PSM as adopted in Exhibit "C" of this Resolution. (PLANNING AND  
107 ZONING)

108

109 4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall  
110 be private and the maintenance responsibility of the owner or managing  
111 association, and shall not be the maintenance responsibility of Wellington.  
112 (PLANNING AND ZONING/ENGINEERING)

113

114 5. The Developer shall be required to provide the land dedication for parks and  
115 recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of  
116 Wellington's Land Development Regulations. The land dedication required for  
117 parks and recreation is 8.22 acres. The civic dedication required is 1.64 acres. In  
118 lieu of land dedication, a fee equal to \$50,000.00 per acre or the fair market value  
119 per acre, whichever is greater, may be paid. These fees shall be paid in full prior  
120 to the issuance of the first building permit. A 10% credit for privately-owned  
121 recreational space within a proposed project may be applied to the park and  
122 recreational land dedication requirement. (PLANNING AND ZONING)

123

124 6. The area and the use of the private recreational space shall be restricted to the  
125 square footage and uses approved for the master plan by recorded covenant and  
126 run with the land. Any modifications to the covenant, including elimination, shall  
127 require the approval of Wellington's Council. The private recreational space shall  
128 be operated and maintained by the developer, successors, or assignees.  
129 (PLANNING AND ZONING)

130

131 7. Architectural Review Board approval is required for all elevations, colors,  
132 materials, and signage prior to the issuance of building permits. (PLANNING AND  
133 ZONING)

134

135 8. No building permits are to be issued after December 31, 2030, unless a time  
136 extension has been approved. (TRAFFIC)

137 **Land Development Conditions:**

138 9. A plat shall be required to be submitted prior to the issuance of the Land  
139 Development Permits and shall be recorded prior to the issuance of the first  
140 building permit. The project shall be subject to a Declaration of Restrictions and  
141 Covenant acceptable to the Wellington Attorney, which shall provide for the  
142 formation of a managing association and assessments payable by the members  
143 of the association for the cost of maintaining the common areas, including all  
144 preservation areas, amenities, waterbodies, etc. (ENGINEERING)

145

146 10. No vertical encroachments shall be permitted in any utility or drainage easements.  
147 No landscaping shall be installed in water or sewer easements or areas  
148 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)

202  
203 17. The property owner shall provide to FDOT, a road right-of-way deed and all  
204 associated documents as required by FDOT for Southern Boulevard, 220 feet  
205 measured from the existing south right-of-way line of Southern Boulevard, as  
206 approved by the Village Engineer. All right-of-way deed(s) and documents shall  
207 be provided and approved prior to the issuance of the first building permit.  
208 (TRAFFIC)

209  
210 18. The property owner shall provide to the Palm Beach County Right of Way Section  
211 of Roadway Production Division a warranty deed for road right-of-way and all  
212 associated documents as required by the County Engineer for Okeechobee  
213 Boulevard, 200 feet of right-of-way on an alignment approved by the County  
214 Engineer and as approved by the Village Engineer. All right-of-way deed(s) and  
215 documents shall be provided and approved prior to the issuance of the first  
216 building permit. (TRAFFIC)

217  
218 **Landscape Conditions:**

219  
220 19. Landscape plans shall be required as part of the Site Plan application. A  
221 Landscape Buffer shall be required along all property lines and all major  
222 thoroughfares as required in Wellington's Land Development Regulations and  
223 illustrated in the Project Standards Manual. The landscape buffers and street  
224 trees shall be installed by the Developer and inspected by Planning and Zoning  
225 prior to closing the LDP. (PLANNING AND ZONING)

226  
227 20. A certified cost estimate for all landscaping that includes the plant materials,  
228 installation, irrigation, and 1-year of maintenance shall be provided with the LDP  
229 application, along with a bond in the amount of 110% of the cost estimate.  
230 (PLANNING AND ZONING)

231  
232 21. The exact location of the future access points to Pod D – Public Recreation Pod  
233 from the future extension of Okeechobee Boulevard may be approved  
234 administratively. (PLANNING AND ZONING)

235  
236 **Concurrency (Level of Service) Conditions:**

237  
238 22. The Developer shall contribute \$61,664.00 to the School District of Palm Beach  
239 County (SDPBC) prior to the issuance of the first residential building permit for  
240 each phase. (SDPBC)

243  
244        **SECTION 3.** This Resolution shall become effective once the  
245        Comprehensive Plan Map amendment (Ordinance No. 2026-03) and Rezoning  
246        (Ordinance No. 2026-04) are effective.

247  
248        **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2026.  
249  
250

251        **ATTEST:**

WELLINGTON, FLORIDA

253        BY: \_\_\_\_\_  
254        Chevelle D. Addie, Village Clerk        BY: \_\_\_\_\_  
255  
256        Michael J. Napoleone, Mayor

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

261        BY: \_\_\_\_\_  
262        Laurie Cohen, Village Attorney

263

## Exhibit A – Legal Descriptions

264 PARCEL 1:

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

268 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH  
269 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07  
270 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE  
271 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,  
272 THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE  
273 OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
274 THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE  
275 NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS  
276 SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED  
277 MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A  
278 DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1,  
279 AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM  
280 BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF  
281 SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34  
282 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF  
283 SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST,  
284 ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST  
285 LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES  
286 TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE  
287 SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT  
288 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94  
289 FEET TO THE POINT OF BEGINNING.

290 PARCEL 2:

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

294 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH  
295 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO  
296 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,  
297 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A  
298 DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING  
299 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,  
300 INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG  
301 SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND  
302 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE  
303 OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE  
304 OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY  
305 OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27;  
306 THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO

307 A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED  
308 AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH  
309 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF  
310 BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A  
311 DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL  
312 WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST  
313 LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35"  
314 WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED  
315 AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81  
316 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57"  
317 EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36"  
318 WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

319 PARCEL 3:

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

323 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH  
324 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07  
325 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE  
326 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,  
327 THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF  
328 BEGINNING; THENCE CONTINUE

329 SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH  
330 RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF  
331 FLORIDA RIGHT OF WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH  
332 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET;  
333 THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH  
334 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT  
335 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO  
336 THE POINT OF BEGINNING.

337 PARCEL 4:

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

341 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH  
342 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO  
343 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,  
344 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF  
345 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP  
346 OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,  
347 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

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

350 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57"  
351 WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE  
352 PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES  
353 TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF  
354 BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF  
355 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY  
356 OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27;  
357 THENCE, NORTH 89°04'57" WEST,  
  
358 ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH  
359 AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE  
360 OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE  
361 OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH  
362 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH  
363 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.  
  
364 PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:  
  
365 A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40  
366 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
367 FOLLOWS:  
  
368 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH  
369 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00  
370 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE  
371 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE  
372 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE  
373 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH  
374 COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET  
375 NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE  
376 SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02'  
377 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID  
378 SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG  
379 THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER  
380 DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED  
381 MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN  
382 P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY,  
383 FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D.  
384 PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND  
385 PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE  
386 OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42"  
387 EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID  
388 SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A  
389 DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.  
  
390 SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.  
391 LYING IN PALM BEACH COUNTY, FLORIDA.

