

Artistry Lakes Planned Unit Development **Justification Statement - Annexation**

The proposal is to annex 446.13 acres of land on the north side of Southern Boulevard (State Road 80), immediately east of the Arden development. The proposal will annex the properties into the incorporated boundaries of the Village of Wellington. The subject property is approximately 1.75 miles west of the Seminole Pratt Whitney Road and Southern Boulevard intersection. It consists of four (4) individual properties, ranging from 50 to 175 acres in size; two (2) parcels are approximately 50+/- acres each, and two (2) parcels are approximately 175+/- acres each. The subject property is currently within the unincorporated area of Palm Beach County, but is adjacent to Wellington's northern boundary (approximately 2,155 feet). The entirety of the subject property is currently agricultural (crops). The subject property has a Low Residential, 2 units/acre (LR-2) Future Land Use Map (FLUM) designation and a Palm Beach County (PBC) Planned Unit Development (PUD) Zoning designation.



Approximately six (6) residential single-family detached homes are directly north of the subject property. These residential properties are five (5) acres in size with a PBC FLUM designation of RR-5 (Rural Residential, 1 unit/ acre) with an Agriculture Residential (AR) Zoning designation. The property directly east of the subject property is owned by Leonard Land Company LLC, which totals 496.84 acres and has a PBC FLUM designation of Rural Residential, 1 unit/5 acres (RR-5) with an AR Zoning designation. Directly south of the subject property is State Road 80, the C-51 Canal, and Wellington's boundary. Directly west of the subject property is the Arden subdivision with a Low Residential, 2 units/acre (LR-2) and a Zoning designation as Palm Beach County PUD. The Arden subdivision is approved for approximately 2,300 single-family homes.

The four (4) parcels have an approved master plan known as Artistry Lakes Planned Unit Development (PUD) adopted by the Palm Beach County Board of County Commissioners on April 25, 2024 (see Resolution No. R2024-0414). The master plan is approved for 534 residential dwelling units; 480 single-family detached dwelling units, and 54 townhouse dwelling units. Additionally, the master plan proposes to construct 47,000 square feet of commercial office and retail adjacent to Southern Boulevard (State Road 80).

This request complies with all of the relevant requirements of the Village of Wellington and requirements set forth in Sections 171.011- 171.094, Florida Statutes, as follows:

Contiguity, Compactness, and Shape

The proposed annexation is a grouping of four (4) contiguous properties individually and collectively forming a regular shape (rectangular) that is physically adjacent to Wellington on one entire side (south).

Logical Extension of Wellington's Boundaries

Wellington's Council has determined that it is in Wellington's best interest to pursue annexation of properties located north of the current Wellington boundary. The four (4) properties are owned by KH Artistry Lakes LLC, and will be required to provide consent before final adoption of the annexation.

Extension of Services

Water, sewer, and solid waste services

No extension of Wellington water and sewer services will be made because the subject property is in the service area of Palm Beach County's Utility Department. Water and sewage services will require connections to Palm Beach County's utilities. The connections will be provided by the property owner. Water and sewer mains run directly south of the property along Southern Boulevard for the connections to the Palm Beach County utilities. Solid waste disposal services will be provided by Wellington's solid waste service provider.

Emergency Services

Wellington will provide police and fire rescue services through Palm Beach Fire Rescue and the Palm Beach Sheriff's Office. The Palm Beach County Sheriff's Office (PBSO District 8) will serve the subject property for police service, via contract with Wellington. Palm Beach County Fire Rescue Station 20 is located on Greenview Shores Blvd., approximately 5.25 miles southeast of the subject property. The proposed annexation area is currently located in the same Fire Department Municipal Service Taxing Unit (MSTU) as Wellington. These services will be provided to the subject site.

Schools

Palm Beach County School District currently serves Wellington and the subject property. Saddlevew Elementary, Wellington Landings Middle School, and Wellington High School will serve the future residents of the subject site.

Consistent with the Comprehensive Plan

Annexation of the subject property will not be in conflict with any of the Goals, Objectives, or Policies of Wellington's Comprehensive Plan. It is Wellington's intent to add the property to its Future Land Use Map and regulate future development through the Goals, Objectives, and Policies of the Comprehensive Plan. In addition, the proposed annexation is consistent with the following provisions of the Comprehensive Plan:

Goal LU & CD 1- Land Uses: Enhance the high quality of life through community design and appearance within Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown!

Wellington will require that the approved Artistry Lakes PUD Master Plan complies with both the residential and commercial standards outlined in Objective LU&CD 1.1. The subject property will establish compatible land use arrangements using land use categories appropriate for the surrounding neighborhoods, districts, and commercial corridors.

Goal LU & CD 2- Neighborhoods & Districts: Maintain a high quality of life through community design and appearance within Wellington's neighborhoods and districts.

Wellington will ensure that the approved Artistry Lakes PUD Master Plan is consistent with the character and quality of other Wellington neighborhoods and districts, and ensure design and aesthetics are compatible internally and externally. The current master plan density is 1.2 d.u./ac which is less than Wellington's average density of 2.6 d.u./ac. Further, the Wellington Architectural Review Board (ARB) will review the master plan (subdivision plan) to ensure the elevations, landscape, and open space elements achieves Goal LU&CD 2.

Objective LU & CD 2.1- Neighborhoods & Districts: Create vibrant, attractive streetscapes with appropriate materials and detailing, street trees and landscaping, streetlights, signage, furniture, and sidewalks to enhance the existing (or establish the) desired character of the neighborhood or district.

Wellington will ensure the approved Artistry Lakes PUD Master Plan creates a vibrant and attractive streetscape with appropriate materials, street trees and landscaping, and all other elements to enhance and establish the desired character of the neighborhood or district.

Policy LU&CD 2.2.1- Preserve & Protect Character: Preserve and protect the character of Wellington's diverse single-family neighborhoods by establishing a set of

regulations and standards that maintain the existing development pattern, such as lot sizes, setbacks, landscaping, and design.

Wellington will ensure the approved Artistry Lakes PUD Master Plan establishes the same level of standards of existing neighborhood characteristics that make Wellington a desirable community. The approved master plan appears to establish regulations that meet lot sizes, setbacks, landscaping, and design standards similar to Wellington subdivisions such as Greenview Shores, Amesbury Circle, and Sugar Pond Manor.

Goal LU & CD 3- Protect our Investment: Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

Wellington will ensure the approved Artistry Lakes PUD Master Plan meets Wellington's development standards, including levels of service. A design standard will be implemented to protect the character of surrounding land use and maintain a high standard of aesthetics by ensuring the architectural characteristic and appearance are similarly unique, consistent, and compatible to the neighboring properties. This will be achieved by meeting similar densities, elevations, and open spaces to the surrounding land uses. Further, the Wellington Architectural Review Board (ARB) will review the master plan (subdivision plan) to ensure the plan meets this goal.

Conclusion

Based on the analysis presented, the proposed annexation of Artistry Lakes PUD is feasible for Wellington. The evaluation of the land use compatibility, infrastructure capacity, and existing public services indicates that the annexation is consistent and compatible with the Comprehensive Plan and meets the criteria requirements of the Florida Statutes. Further, the annexation will strengthen the economic base for Wellington and provide a long-term growth opportunity.