

PROPERTY DEVELOPMENT REGULATIONS: TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

Exhibit G - Conceptual Site Plan

SINGLE FAMILY RESIDENTIAL		MINIMUM LOT		MINIMUM SETBACKS			
	SIZE	WIDTH	DEPTH	BLDG COVER	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'

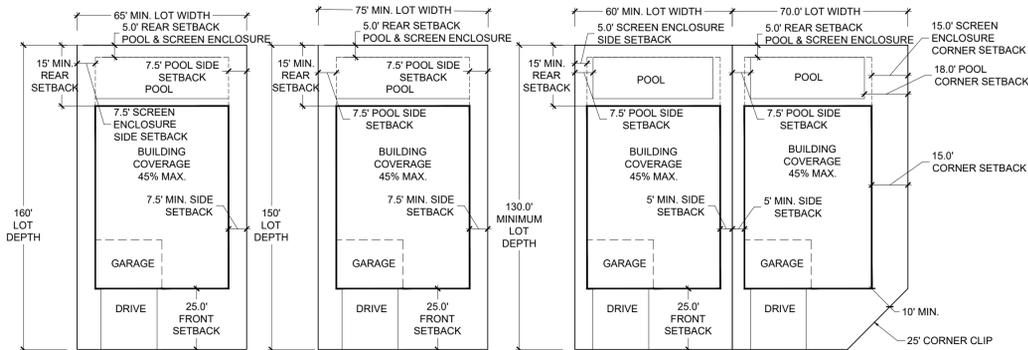
* DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK, APPLIES TO 60' & 70' WIDE LOTS

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

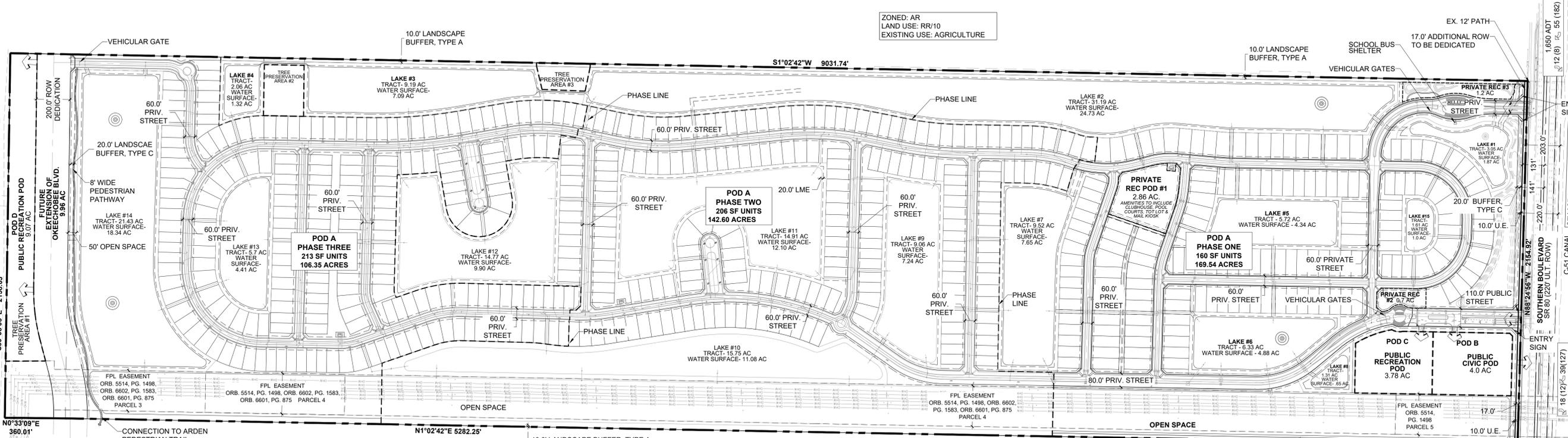
** DEVIATION SIDE AND REAR SETBACK FOR POOLS APPLIES TO ALL LOT SIZES

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;
 • ALL MAINTENANCE CAN BE CONDUCTED WITHIN THE OWNER'S LOT; AND
 • ROOF EAVES OR STRUCTURES SHALL NOT OVERHANG THE PROPERTY LINE OR ENCRoACH 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.



SITE DATA:

PROJECT NAME:	ARTISTRY LAKES PUD	RECREATION REQUIREMENT	
PETITION NO:	2025-0003-MP	PRIVATE AREA REQUIRED:	4.15 AC.
EXISTING FUTURE LAND USE:	PBC LR-2	110 SF / PERSON @ 1,644 = 4.15 AC.	
PROPOSED FUTURE LAND USE:	RESIDENTIAL C	PRIVATE AREA PROVIDED:	4.76 AC.
EXISTING ZONING DISTRICT:	PBC PUD	REC POD 1 - 2.86 AC.	
PROPOSED ZONING DISTRICT:	PUD	REC POD 2 - 0.70 AC.	
PROPOSED USE:	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	PUBLIC AREA REQUIRED:	8.22 AC.
	00-40-43-22-00-000-7010; 00-40-43-27-00-000-1010	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	CIVIC REQUIREMENT	1.64 AC.
	(2.84 RESIDENTS PER UNIT)	AREA REQUIRED:	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.		



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 2,295.07 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 1,063.98 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 89°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 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,060.94 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 1,077.84 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 EAST 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 322.81 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 89°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 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 1,077.84 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 EAST 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 322.81 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.

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 369.01 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 2304.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 903.14 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.

ARDEN PUD
 ZONED: PUD
 LAND USE: LR-2
 EXISTING USE: RESIDENTIAL
 APPROVED USE: RESIDENTIAL
 CONTROL NO: 2005-00394
 RESO. NO.: R2020-1626

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.
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SURVEYOR: CAULFIELD & WHEELER, INC.
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
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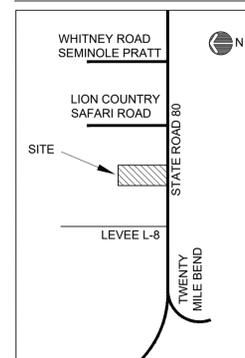
PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 PHONE: (561) 366-1100

ENVIRONMENTAL: EW CONSULTANTS, INC.
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 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
- MIN. = MINIMUM
- S.B. = SETBACK
- R. = RADIUS
- R/W. = RIGHT OF WAY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

LOCATION MAP:



APPROVALS:

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

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Artistry Lakes
 Village of Wellington, Florida
 Conceptual Site Plan
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CSP-1
 of 1

Scale: 1" = 300'-0"

North Arrow