

ARTISTRY LAKES PUD JUSTIFICATION STATEMENT

Request: Master Plan

Original Submittal: October 24, 2025

Resubmittal: December 19, 2025



Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

On behalf of the Applicants, KH Artistry Lakes LLC, Urban Design Studio (UDS) & Gunster, as Agents, request a Master Plan approval consistent with a concurrently filed request for rezoning to Planned Unit Development (PUD) for the Artistry Lakes PUD. The concurrent applications are proposed based on the Village's instituting an involuntary annexation of the subject property. The subject property is approved for development with permits in place from Palm Beach County. In an effort to work with the Village as requested, the Applicant has agreed to not challenge the annexation at this time because the impacts of the annexation will be offset by approval of the development plan proposed in these applications and the Village initiated comprehensive plan amendment to designate the subject property as Residential C (with which the concurrent applications are consistent). This proposed Planned Unit Development (PUD) will ensure there is no negative impact from the annexation.

The subject property is a 446.14-acre site currently located in unincorporated Palm Beach County with an approved Palm Beach County Planned Unit Development (PUD) zoning designation and a Palm Beach County Low Residential (LR-2) FLU designation. The subject property, known historically as the "Fleming Property", is located immediately east of the Arden Planned Unit Development (PUD) community, approximately 1.75 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard and directly south of the Deer Run subdivision. The Subject Property is comprised of four tax parcels with the following parcel control numbers (PCNs):

00-40-43-27-00-000-1010

00-40-43-27-00-000-3010

00-40-43-22-00-000-5000

00-40-43-22-00-000-7010

This application proposes the development of a PUD consisting of 579 single-family dwelling units. A conceptual Site Plan depicting the proposed subdivision of the single-family lots is included with this application.

SURROUNDING USES

A table identifying adjacent properties (including those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property is provided below.

Adjacent Lands	Use	Future Land Use	Zoning
North	Residential – Deer Run Community	(PBC) Rural Residential, 1 unit per 5 acres (RR-5)	(PBC) Agricultural Residential (AR)
South	SFWMD Stormwater Treatment Area / Southern Blvd R/W	SFWMD Stormwater Treatment Area / Southern Blvd R/W	SFWMD Stormwater Treatment Area / Southern Blvd R/W
East	Agricultural Production – Leonard Farm	(PBC) Rural Residential, 1 unit per 10 acres (RR-10)	(PBC) Agricultural Residential (AR)
West	Residential – Arden Community (Control No. 2005-00394)	(PBC) Low Residential, 2 units per acre (LR-2)	(PBC) Planned Unit Development (PUD)

The uses on the identified properties are as follows:

- North:** To the north of the Subject Property is the Deer Run Community comprised of single-family residences on five acre lots in accordance with the RR-5 FLU designation and AR zoning district. These properties are located within unincorporated Palm Beach County’s Rural Tier and are outside of its Urban Service Area and Limited Urban Service Area boundaries. Homes in this community were not developed congruently as a master planned community and present a high degree of variety in the type and quality of architecture, landscaping, buffering, access, and accessory uses from lot to lot.
- South:** Directly south of the Subject Property, across Southern Boulevard and the C-51 Canal, are large swaths of undeveloped properties featuring limited agricultural row crop production with a primary use as a Stormwater Treatment Area (STA-1E) for the South Florida Water Management District (SFWMD). The SFWMD’s control and use of these properties prevents the expansion of urban/suburban levels of development encroaching from the Village of Wellington.
- East:** Immediately east of the Subject Property is an approximately 500 acre undeveloped agricultural property used for row crop production. The site is in unincorporated Palm Beach County with a FLU designation of RR-10 and AR zoning district. This property is located in the Rural Tier and is outside of the Urban Service and Limited Urban Service Area boundaries.
- West:** Abutting the Subject Property to the west is the Arden PUD which is currently under construction with up to 2,420 residential units, along with a component of commercial development subject to the regulations of the Urban/Suburban Tier, in the form of a master planned residential community often referred to as an “Agrihood”. This site was previously in use for row crop production in the Rural Tier outside of the Urban Service Area and Limited Urban Service Area boundaries. As part of the Arden approvals, this property was granted a planning overlay known as the Glades Area Protection Overlay (GAPO) and included within the Limited Urban Service Area (LUSA). This allowed for a FLU of LR-2 to provide for the approved development.

BACKGROUND & HISTORY

The subject site is undeveloped and has been historically used for Bona Fide Agriculture (row crops). On April 25th, 2024, The Palm Beach County Board of County Commissioners (BCC) approved a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District via Resolution R-2024-0414; an expansion of the Glades Area Protection Overlay (GAPO) eastward to include the subject site and a Future Land Use Amendment from RR-10 to LR-2 via Ordinance No. 2024-008; and a modification to the language regarding Commercial Pods of Planned Unit Developments (PUDs) via Ordinance No.2024-007. Combined, these approvals allow for the subject site to be developed with 534 Residential units and 47,000 SF of Commercial uses.

After those approvals were in place, the Village began a process of involuntary annexation of the subject property. This annexation would impact the property and existing approvals based on differing regulations between Village and County. In an effort to work with the Village to resolve the issues and craft a viable development consistent with the Village vision of the proposed involuntary annexation, the applicant seeks the approval of the concurrent applications.

PROPOSED DESIGN

Site Design

The proposed PUD includes 579 single-family homes separated into four (4) development pods. Pod A consists of the residential component proposed to be developed in three (3) phases. Phase 1 is proposed to be developed with 160 single-family homes . Phase 2 will be developed with 212 single-family homes. Phase 3 will be developed with 207 single-family homes.

Pod A includes six (6) different architectural models, each with four (4) elevation styles, as well as multiple color schemes for each elevation. The architectural details and elevations are further described in the Project Standards Manual included in the submittal package. Pod A will provide four (4) different typical lot configurations. 105 homes will be developed on 65' x 160' lots, 18 homes will be developed on 75' x 150' lots, 258 homes will be developed on 60' x 140' lots, and 198 homes will be developed on 70' x 140' lots. Pod A is the only portion of the development including the 65' and 75' lots.

Pod B is the 4-acre civic pod. It is located adjacent to Southern Boulevard with access provided from the western entry drive.

Pods C and D collectively total 12.85 acres. These are the public recreation components of the PUD. Pod C is 3.78 acres. It is accessed from the western entry drive. Pod D is 9.07 acres.

The development includes several community elements. Water management tracts totaling approximately 150.29 acres are provided. A primary recreation area, identified as Recreation Pod #1, is 2.86 acres. This area is proposed to be developed with a clubhouse with a mail kiosk, sports courts, a tot lot, and a pool. This serves the residential neighborhoods within Pod A. Two additional private recreation pods are also included. Recreation Pod #2 is 0.7 acres. Recreation Pod #3 is 1.2 acres. Both are designed as passive parks with seating areas. Combined, the recreation pods meet the private recreation requirements for the PUD.

Access & Circulation

Access to the residential development will be gated. These access points are both on Southern Boulevard. The primary full access is located centrally along the site frontage. A secondary right-in, right-out only access is located at the southeastern corner of the site. No vehicular access is proposed to adjacent properties. A 17-foot right-of-way (ROW) dedication is proposed to achieve the ultimate 220-foot ROW width for Southern Boulevard, as identified on the Thoroughfare Identification Map (TE 14.1). The existing built ROW width is 203 feet.

The primary internal roadways that provide vehicular access from two ingress points along Southern Boulevard are primarily within an 80-foot right-of-way (ROW) section, with a limited 110-foot public street section behind the vehicular gates located at the western access into the site. Access to Pods B and C will be provided from the 110' public street. The 110' section which provides access to Pods B and C includes a landscaped median, transitioning to an 80-foot section without a median along portions of the western edge of the site. A minimum 5-foot sidewalk is provided on both sides of the 80-foot ROW section located at the eastern access into the site, and the 110-foot public street behind the vehicular gates located at the western access into the site. The remainder of the 80-foot ROW sections for the private streets within the site will include a minimum 5-foot sidewalk on one side of the ROW.

A 60-foot ROW section serves the remaining internal streets, providing direct access to the residential units. All 60' roadway sections include a minimum 5-foot sidewalk on both sides to promote pedestrian connectivity. Additionally, a multi-modal path is proposed at the northern boundary of the site, situated south of the 200-foot ROW dedicated for the future extension of Okeechobee Boulevard. This multi-modal path will connect to the existing pedestrian trail network within the adjacent Arden community to the west.

Buffering & Landscape

The Artistry Lakes PUD provides a generous and lush landscape design. This includes buffer plantings and widths meeting or exceeding code minimum requirements, in addition to lot landscaping to complement the architecture proposed for each single-family home model. The PUD also includes three (3) tree preservation areas located throughout the site, which preserve existing native vegetation located on-site.

The PUD exceeds in the requirements of Section 6.5.4.E.3, Landscape Standards, of the ULDC by 30% as is applicable to planned developments.

The PUD is consistent with Section 7.8.5 of the ULDC. This section identifies the required landscape buffers based on the land use designation of the subject property, the adjacent properties and their compatibility.

- South – Southern Blvd ROW
 - Whereas a 20-foot Type C right-of-way (ROW) buffer is required, a 20-foot Type C buffer which includes an allowed 5-foot utility easement overlap is provided. Additional buffer areas of varying widths are incorporated south of the minimum 20-foot buffer to create a grand and lush landscape screening at the site's entry along the Southern Boulevard corridor. The proposed southern buffer features an undulating earth berm ranging from 5 to 8 feet in height.
- North – Future Okeechobee Rd Extension
 - Whereas a 20-foot Type C right-of-way (ROW) buffer is required, a 20-foot Type C buffer with a 10-foot utility easement proposed north of the buffer is provided.

The proposed buffer is provided at 20' in order to accommodate the required width for the anticipated ROW dedication for the future Okeechobee Rd extension within the site to. The buffer and ROW dedication area are positioned south of the Pod D public recreation area totaling 9.07 acres.

- **East/West**
 - Section 7.8.5 does not prescribe a buffer requirement for properties with a land use designation of Residential A, B, or C when adjacent to another property with the same Residential A, B, or C designation. Additionally, the landscape buffer requirements outlined in Section 7.8.5 do not address properties located outside of the Village of Wellington’s jurisdiction. The subject property carries a Village land use designation of Residential C, allowing a maximum density of three dwelling units per acre. In this instance, the property to the east has a Palm Beach County land use designation of RR-10, permitting a density of 0.10 dwelling units per acre, while the property to the west is designated LR-2, allowing up to two dwelling units per acre. Both adjacent properties to the east and west consist of low-density residential designations that are comparable to the Village’s Residential A, B, and C categories. Although no buffer is required, the Developer proposes a 10-foot Type A buffer along both the eastern and western perimeters of the site to appropriately screen the proposed 579-home PUD from surrounding properties.

Recreation

The development meets the requirements of Sections 6.5.2, 6.5.5, and 8.5.2 of the ULDC. These sections provide that residential components of PDs must dedicate land, or pay a monetary fee in lieu thereof, for parks and recreation facilities, as well as civic facilities as follows:

- Private recreational area(s) shall be provided in the development at a minimum rate of 110 square feet per capita.
- Five (5) acres of property for park and recreational facilities for each 1,000 of the population proposed for the project.
- One (1) acre of civic facilities, each 1,000 of the population proposed for the project.

Based on the anticipated unit yield of 579 homes, which generates an estimated population of 1,644 residents, the required and proposed land dedications are depicted in the below table :

Land Dedication Regulations			
RESIDENTIAL CALCULATIONS			
PERSONS PER UNIT	DWELLING UNITS	RESIDENTS	
2.84	579	1,644	
<u>PRIVATE RECREATION REQUIREMENTS</u>			
CALCULATIONS - 110 SF Per Person	RESIDENTS	AREA REQUIRED (ACRES)	AREA PROPOSED (ACRES)
110	1,644	4.15	4.76
<u>PUBLIC RECREATION REQUIREMENTS – Can be Paid in Lieu</u>			

CALCULATIONS - 5 Acres / 1000 Persons	RESIDENTS	AREA REQUIRED (ACRES)	AREA PROPOSED (ACRES)
	1,644	8.2	12.85
<u>CIVIC REQUIREMENT – Can be Paid In Lieu</u>			
CALCULATIONS - 1 Acre / 1000 Persons	RESIDENTS	AREA REQUIRED (ACRES) AREA PROVIDED	AREA PROPOSED (ACRES)
	1,644	1.64	4

The Artistry Lakes PUD proposes 4.76 acres of private recreation through the provision of a 2.8-acre recreation parcel which will be developed with a clubhouse with a mail kiosk, tot lot, pool, and sports courts to serve the residents of the single-family homes, as well as two separate parcels .7 acres in size and 1.2 acres in size which will be provided with potential passive parks with sidewalks and benches for the usage of residents of the PUD.

The Artistry Lakes PUD includes 12.85 acres of public recreation areas located within Pods C and D of the Master Plan. In addition, Pod B dedicates 4 acres to fulfill the Civic use requirement. Pod B will be dedicated to Palm Beach County for civic uses. Although the development program is not outlined at this time – the ultimate development of Pod B will be subject to applicable Village requirements and a Site Plan approval at such time the development is programmed and ready to be submitted.

Project Standards Manual

As noted above, the Applicant is willing to cooperate with the Village provided that the PUD is approved in a manner that addresses the impacts of the annexation. This requires deviations from limited requirements within the ULDC. The necessary PUD deviations, which are included within the Project Standards Manual are:

- Permit a minimum lot width of 60’.
- Permit a minimum side setback of 5’.
- Permit a PUD over 75 acres in size or 300 dwelling units to provide only one (1) housing type.
- Permit a minimum screen enclosure side interior setback of 5’.
- Permit a minimum pool side interior setback of 7.5’.
- Permit a minimum pool rear setback of 5’.

The project design requires flexible regulations to encourage distinctive design that results in the efficient use of the land. As such, the requested flexible regulations and identified deviations are included in the Project Standards Manual. These deviations are discussed below:

1. Lot Width Deviation

The RS zoning district establishes the dimensional standards for single-family lots within the PUD, including a minimum lot width of 65 feet. The Artistry Lakes PUD proposes 258 lots with a width of 60 feet This deviation represents a 7.6% reduction from the RS standard for these limited lots. It is not a substantial

deviation from the 65-foot requirement. The majority of the lots within the PUD meet or exceed the minimum lot width requirement.

Although the RS district serves as the applicable benchmark, most single-family residential properties in the Village are located within the Wellington PUD zoning approval (R2022-51), which was initially adopted when the Village was incorporated in 1995 consistent with the approval by Palm Beach County that was the underlying development plan for what became the Village. The only area within the Village assigned an exclusive RS zoning designation is the recently annexed area north of Southern Boulevard and east of Seminole Pratt Whitney Road, which is primarily developed with agricultural uses and estate homes.

Many of the approved residential developments within the Village include single-family lots as narrow as 50 feet. The minor deviation for the lot width is consistent with the established development pattern in the Village. This also promotes design efficiency and supports the delivery of high-quality single-family homes, contributing to the expansion of the Village's housing supply in the northwestern boundary as proposed by the involuntary annexation.

The proposed 60' lots all have a minimum depth of 130 feet, which is substantially greater than the required minimum depth of 75 feet. Therefore, although the 60-foot-wide lots reflect a 5-foot reduction in width, the increased lot depth ensures that each lot has an area consistent with the character and quality of single-family development within the Village.

2. Side Setback Deviation

The RS district requires a minimum side setback of 7.5'. The Artistry Lakes PUD establishes minimum side setbacks of 5' for the 60' and 70' wide lots. The requested deviation is minor in nature. A minimum 10' separation between homes is provided, which allows for adequate building separation, light, and air circulation between structures. The requested deviation will apply to 258 60' wide lots and 198 70' wide lots. The requested deviation is also consistent with prior approved PUD deviations for single-family homes such as the Lotis II Wellington development which is approved with a 5' side interior setback for the single-family component.

Furthermore, the requested side setback reduction supports the overall livability of the homes by enabling a building footprint configuration that can preserve and enhance rear yard depth and usability. This can translate into more functional backyard space for private outdoor enjoyment, including areas for patios, pools, play space, and landscaping. This is further supported by the fact that the lots exceed minimum lot depth requirements, which reinforces the project's ability to maintain meaningful private open space even where side setbacks are modestly reduced.

The requested side setback reduction supports both model consistency and an efficient lotting plan for the PUD. The site is organized around a series of lakes, and the lake geometry requires a mix of lot widths—60, 65, 70, and 75 feet—to optimize the layout and use land efficiently.

With the proposed 5-foot side setback, the PUD can maintain a predictable and cohesive home program across these varying lot widths, rather than forcing separate model sets for each lot size. Specifically, the Noelle, Priscilla, Riley, and Sydney models can be used on both 60-foot and 65-foot-wide lots, and the Victoria and Waverly models can be used on both 70-foot and 75-foot-wide lots. This approach preserves flexibility in responding to lakefront and interior conditions while maintaining consistent building placement, adequate access around homes, and a coordinated neighborhood character.

3. Screen Enclosure Deviation

Section 6.4.2.A.7.b. of the ULDC requires screen enclosures to be setback a minimum of 7.5' from the side interior property line. The Artistry Lakes PUD provides a minimum setback of 5' from the side interior for screen enclosures. Because the principal residences on the applicable lots are also proposed with a 5-foot side setback, maintaining a separate 7.5-foot setback for accessory screen enclosures would create an inconsistent condition where the home is permitted closer to the side property line than the screened rear patio enclosure. That mismatch would result in irregular side-yard conditions, force awkward enclosure placement, and produce inconsistent side façades and backyard layouts from lot to lot. Aligning the screen enclosure setback with the principal structure setback provides a more coherent and predictable building envelope. Allowing the enclosure to match the house setback creates a consistent and cohesive design while maximizing the functional use of the rear yard.

The proposed reduction for screen enclosures is also reasonable because these structures are lightweight and visually permeable, and generally have less perceived mass than primary building walls. Screen enclosures are typically located to the rear of the home, are accessory in nature, and function as private outdoor living space rather than habitable floor area. As a result, a 5-foot side setback continues to provide adequate separation for access, maintenance, drainage considerations, and privacy, while supporting usable rear yards and consistent outdoor amenity areas.

The reduction is minor and maintains adequate separation for access, drainage, and maintenance. This deviation will not apply to the 65' or 75' wide lots, only for the 60' and 70' wide lots.

4. Pool Deviation

Section 6.2.3.1.2. of the ULDC requires single-family pools to be setback a minimum of 10.5' from the side interior property line and 10.5' from the rear property line. The Artistry Lakes PUD provides a minimum side setback of 7.5', and a minimum rear setback of 5' for single-family pools. First, the pool setback reductions are directly related to, and functionally dependent on, the proposed reductions for principal structure setbacks and screen enclosure setbacks. The project's building envelope is intentionally coordinated so that homes, screen enclosures, and typical backyard improvements can be planned as a cohesive system. If pools were required to remain at 10.5 feet while the principal structure and screen enclosures are permitted closer to the side property line, the result

would be an impractical and inconsistent backyard layout that restricts reasonable pool placement and forces irregular configurations from lot to lot. Aligning the pool setbacks with the adjusted setbacks for homes and enclosures ensures a predictable and functional rear yard environment.. Because most lots within the Artistry Lakes PUD rear onto open space areas or lake tracts—typically providing more than 50 feet of separation to the next residential lot—the requested rear setback reduction will have limited practical impact on neighboring properties. In these locations, the added distance created by the intervening open space and water features maintains privacy, reduces the perception of encroachment, and preserves an overall low-intensity rear-yard relationship even where a reduced rear setback is proposed.

5. PUD Housing Stock Deviation

Section 6.5.5.C. of the ULDC provides that PUD's over 75 acres or 300 dwelling units include at least two housing types. Artistry Lakes proposes all single-family homes. As such, a deviation is necessary. The site is located at the western edge of both the Village of Wellington as proposed by the involuntary annexation, and the broader urban development boundary of Palm Beach County. Beyond this boundary, most of the land consists of stormwater treatment areas and agricultural uses. The established development pattern in this vicinity primarily features low-density single-family residential neighborhoods. The requested deviation to permit only single-family housing is consistent with the surrounding development context and represents a more appropriate land use than multifamily or higher-density residential development, which would be incompatible with the area's character. The PUD will avoid monotonous design through the provision of four (4) different lot widths ranging from 60' to 75', six (6) architectural models, each with four (4) elevation styles and multiple color schemes.

MASTER PLAN STANDARDS

- A. *Whether the proposed amendment is consistent with all elements of the comprehensive plan.*

Response: The proposed request is consistent with all elements of the Village Comprehensive Plan. Policy LU&CD 1.1.1 in the Land Use & Community Design Element establishes that new development shall be compatible with existing natural and built conditions and that future growth patterns shall also respect and protect the character and quality of the surrounding built environment. The Project demonstrates compatibility with both the existing residents to the north and residents of the Arden PUD to the west. The surrounding vicinity is largely developed with low-density single-family uses and the proposed rezoning is compatible with the established development pattern. The Artistry PUD is also consistent with Policy LU&CD 1.2.1 of the Land Use & Community Design Element. This provides that the Low-Density Residential land use designations are designed for gross densities ranging from 0.1 to 3 units per acre. The proposed Project is designed with a density of 1.3 units per acre,.

The Project is also consistent with Policy MB 1.1.4 and 1.1.6 of the Mobility Element as the site is designed with a multi-modal path at the northern perimeter

of the project to provide connectivity for the residents to the Arden PUD to the west, and the future Okeechobee Rd extension contemplated to transect the site.

The Project is also consistent with Policy H&M 2.2.4 of the Housing Element as the newly proposed housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types. The Project meets or exceeds code minimum buffer requirements and is consistent with the max density of 3 units per acre.

- B. *That the proposed request is in compliance with Article 2 of the LDRs (Concurrency Management).*

Response: The proposed PUD will be consistent with Article 2 Concurrency Management. The development is consistent with the Palm Beach County approvals that vests that density and intensity. Applicant is in coordination with the applicable public utility providers in order to ensure that existing and proposed infrastructure can accommodate the proposed homes. The concurrency confirmations have also been provided as part of the Village-Initiated Future Land Use Amendment which demonstrate County confirmations from traffic concurrency, and School concurrency as well. PBCWUD has confirmed the capacity to provide the level of wastewater and potable water service required for up to 892 dwelling units. Similarly – the Site has received TPS approval from the County based on a proposed potential of 892 dwelling units. The subject proposal totals 579 dwelling units, which remains within the existing concurrency limits established by prior approvals.

- C. *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.*

Response: The use and design is consistent with the Palm Beach County approval, which provides for development of land used for agricultural production. It minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment. The residential use and site design will have no negative effect on the natural environment. The development of a single-family residential neighborhood will result in significant improvements in water quality compared to the existing agricultural operation by reducing the amount of excess phosphorus and nitrogen associated with the agricultural uses. Pockets of wetlands and native vegetation have been identified, which are to be preserved. Overall, there will be no adverse impacts on the natural environment.

- D. *That the proposed request is in compliance with Article 6 of the LDRs (Zoning District, Use, Property Development and Planned Development District).*

Response: The proposed PUD is consistent with Article 6 of the LDRs. The proposed PUD exceeds the 10-acre minimum requirement and the maximum building coverage. The project provides a continuous and well-connected pedestrian circulation system complemented by perimeter landscaping exceeding minimum standards. Deviations as proposed are permitted as discussed above and in the Project Standards Manual.

The following code requirements are also met.

a. Minimize adverse impacts on environmentally sensitive areas

The subject property is currently in agricultural production with a development approval from Palm Beach County. The proposed development considers onsite wetlands and preserves native vegetation. There are no adverse impacts on environmentally sensitive areas.

b. Increase and promote public transit, bicycle routes, and non-vehicular modes of transportation

A comprehensive pedestrian circulation network with sidewalks provided on both sides of all internal streets are provided. Additionally, the development includes a public multi-modal path that connects to the existing pedestrian trail network within the adjacent Arden community to the west as required in condition #3 of the County Land Use Ordinance 2024-07 in preparation for the future Okeechobee Rd expansion.

c. Increase use of public and private amenities as part of PD design

The PUD provides 4.76 acres of private amenities and 12.85 acres of public recreation. These are significant amenities for both the residents and the public at large.

d. Provide for efficient use of land, utilities, and infrastructure

The Artistry PUD provides for efficient use of land, utilities, and infrastructure. The proposed single-family use reflects an appropriate and contextually consistent use with the surrounding low density residential in the area, as opposed to the current underutilized agricultural use that exists today. The PUD is consistent with the existing Palm Beach County development approval. The utilities and infrastructure proposed will be consistent with this approval as modified by the PUD if the subject property is annexed into the Village.

e. Provide for effective circulation patterns, internal trip capture, integrated land uses, and enhanced open space and recreational areas

The site is designed to provide for pedestrian and vehicular circulation, enhanced open space and recreation areas. The coordinated open and recreational spaces, along with the inclusion of the civic pod, will enhance internal trip capture.

f. Ensure adequate storm water management

The project provides a comprehensive stormwater management plan consistent with applicable regulations, incorporating retention/detention facilities and strategies that address both water quality and quantity.

g. Encourage distinctive design while achieving compatibility with the surrounding area

In addition to the site design elements, the PUD will be designed as visually distinctive through the provision of six (6) models, each with four (4) architectural elevations with multiple color schemes for each elevation. The proposed single-family homes will be compatible with the surrounding character of low-density residential uses in the vicinity.

- E. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands*

Response: The site design minimizes adverse effects, including visual impacts of the proposed use on adjacent lands. This includes locating lakes along property boundaries and providing screening via enhanced landscape buffers. The proposed residential will be accessed directly from Southern Boulevard and will not create vehicular connections to adjacent properties to avoid increasing residential traffic within existing communities.

- F. That the proposed request is in compliance with the LDRs (Supplementary Regulations).*

Response: The proposed request is in compliance with applicable supplementary regulations established for single-family residential uses with permitted deviations

- G. That the proposed request is consistent with applicable neighborhood plans.*

Response: No neighborhood plans apply to the subject property.

- H. That the proposed request would result in a logical and orderly development pattern.*

Response: The subject property is proposed to be involuntarily annexed into the Village with an approved residential approval. This is consistent with the existing development patterns. The subject property is one of only a few properties of adequate size in the area that provides for a viable residential development opportunity, particularly coordinated with the Arden PUD located adjacent to the subject property.

- I. That the proposed request complies with Wellington building standards.*

Response: All applicable building standards will be met as required during permitting.

CONCLUSION

On behalf of the applicants, Urban Design Studio & Gunster request approval of the Artistry Lakes PUD Master Plan. The Project Managers are Lentzy Jean-Louis with Urban Design Studio who

can be reached at 561-366-1100 and Jack Rice with Gunster who can be reached at 561-655-1980. Please contact either or both with any questions or for additional information.

ARTISTRY LAKES PUD REZONING JUSTIFICATION STATEMENT

Request: Rezoning

Original Submittal: October 24, 2025

Resubmittal: December 19, 2025



Urban Design
Land Planning
Landscape Architecture

On behalf of the Applicants, KH Artistry Lakes LLC, Urban Design Studio (UDS) & Gunster, as Agents, request a Rezoning approval to Planned Unit Development (PUD) consistent with a concurrently filed request for a Master Plan for the Artistry Lakes PUD. The concurrent applications are proposed based on the Village's instituting an involuntary annexation of the subject property. The subject property is approved for development with permits in place from Palm Beach County. In an effort to work with the Village as requested, the Applicant has agreed to not challenge the annexation at this time because the impacts of the annexation will be offset by approval of the development plan proposed in these applications and the Village initiated comprehensive plan amendment to designate the subject property as Residential C (with which the concurrent applications are consistent). This proposed Planned Unit Development (PUD) will ensure there is no negative impact from the annexation.

The subject property is a 446.14-acre site currently located in unincorporated Palm Beach County with an approved Palm Beach County Planned Unit Development (PUD) zoning designation and a Palm Beach County Low Residential (LR-2) FLU designation. The subject property, known historically as the "Fleming Property", is located immediately east of the Arden Planned Unit Development (PUD) community, approximately 1.75 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard and directly south of the Deer Run subdivision. The Subject Property is comprised of four tax parcels with the following parcel control numbers (PCNs):

00-40-43-27-00-000-1010
00-40-43-27-00-000-3010
00-40-43-22-00-000-5000
00-40-43-22-00-000-7010

This application proposes the rezoning of the subject site from the County Planned Unit Development (PUD) designation to the Village of Wellington Planned Unit Development (PUD) designation. A conceptual Site Plan depicting the proposed subdivision of 579 single-family lots is included with this application.

SURROUNDING USES

A table identifying adjacent properties (including those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property is provided below.

Adjacent Lands	Use	Future Land Use	Zoning
North	Residential – Deer Run Community	(PBC) Rural Residential, 1 unit per 5 acres (RR-5)	(PBC) Agricultural Residential (AR)
South	SFWMD Stormwater Treatment Area / Southern Blvd R/W	SFWMD Stormwater Treatment Area / Southern Blvd R/W	SFWMD Stormwater Treatment Area / Southern Blvd R/W
East	Agricultural Production – Leonard Farm	(PBC) Rural Residential, 1 unit per 10 acres (RR-10)	(PBC) Agricultural Residential (AR)
West	Residential – Arden Community (Control No. 2005-00394)	(PBC) Low Residential, 2 units per acre (LR-2)	(PBC) Planned Unit Development (PUD)

The uses on the identified properties are as follows:

- North:** To the north of the Subject Property is the Deer Run Community comprised of single-family residences on five acre lots in accordance with the RR-5 FLU designation and AR zoning district. These properties are located within unincorporated Palm Beach County’s Rural Tier and are outside of its Urban Service Area and Limited Urban Service Area boundaries. Homes in this community were not developed congruently as a master planned community and present a high degree of variety in the type and quality of architecture, landscaping, buffering, access, and accessory uses from lot to lot.
- South:** Directly south of the Subject Property, across Southern Boulevard and the C-51 Canal, are large swaths of undeveloped properties featuring limited agricultural row crop production with a primary use as a Stormwater Treatment Area (STA-1E) for the South Florida Water Management District (SFWMD). The SFWMD’s control and use of these properties prevents the expansion of urban/suburban levels of development encroaching from the Village of Wellington.
- East:** Immediately east of the Subject Property is an approximately 500 acre undeveloped agricultural property used for row crop production. The site is in unincorporated Palm Beach County with a FLU designation of RR-10 and AR zoning district. This property is located in the Rural Tier and is outside of the Urban Service and Limited Urban Service Area boundaries.
- West:** Abutting the Subject Property to the west is the Arden PUD which is currently under construction with up to 2,420 residential units, along with a component of commercial development subject to the regulations of the Urban/Suburban Tier, in the form of a master planned residential community often referred to as an “Agrihood”. This site was previously in use for row crop production in the Rural Tier outside of the Urban Service Area and Limited Urban Service Area boundaries. As part of the Arden approvals, this property was granted a planning overlay known as the Glades Area Protection Overlay (GAPO) and included within the Limited Urban Service Area (LUSA). This allowed for a FLU of LR-2 to provide for the approved development..

BACKGROUND & HISTORY

The subject site is undeveloped and has been historically used for Bona Fide Agriculture (row crops). On April 25th, 2024, The Palm Beach County Board of County Commissioners (BCC) approved a rezoning from the Agricultural Residential (AR) Zoning District to the Planned Unit Development (PUD) Zoning District via Resolution R-2024-0414; an expansion of the Glades Area Protection Overlay (GAPO) eastward to include the subject site and a Future Land Use Amendment from RR-10 to LR-2 via Ordinance No. 2024-008; and a modification to the language regarding Commercial Pods of Planned Unit Developments (PUDs) via Ordinance No.2024-007. Combined, these approvals allow for the subject site to be developed with 534 Residential units and 47,000 SF of Commercial uses.

After those approvals were in place, the Village began a process of involuntary annexation of the subject property. This annexation would impact the property and existing approvals based on differing regulations between Village and County. In an effort to work with the Village to resolve the issues and craft a viable development consistent with the Village vision of the proposed involuntary annexation, the applicant seeks the approval of the concurrent applications.

SITE DESIGN

The proposed development of the Subject Property will include 579 single-family homes separated into four (4) development pods. Pod A consists of the residential component which is proposed to be developed in three (3) phases. Pod A is to be developed with six (6) architectural models, four (4) elevation styles, and multiple color schemes for each elevation.

Pod B consists of the 4-acre civic pod within the PUD, while Pods B & C total 12.85 acres and represent the public recreation component of the PUD. Access to the residential development will be gated and limited to two access openings on Southern Boulevard with the primary full access opening located centrally along the site frontage and a secondary right-in, right-out access provided at the southeastern corner of the site. No vehicular access is proposed to adjacent properties.

The development will include water management tracts totaling approximately 150.29 acres. A primary Recreation Pod #1 of 2.86-acres is provided to serve the homes within Pod A on the Master Plan. Private recreation Pod #2 totals .7 acres and private recreation pod #3 totals 1.2 acres, both of which serve as passive parks with seating for the benefit of the residents and to meet the minimum private recreation requirement. Additional details regarding the site design in the context of applicable development regulations are provided within the Master Plan application materials and the Project Standards Manual which is provided in a separate and concurrent Master Plan application.

DENSITY & REZONING

Concurrent and consistent with the Village-initiated Future Land Use Map amendment to designate the subject property Residential (C) from the County designation of LR-2, the Applicant requests a rezoning to Planned Unit Development (PUD). The "C" FLU designation allows up to 3 dwelling units per acre for the subject property. The rezoning is consistent with this FLU designation as the development proposal associated with the PUD is a density of 1.3 dwelling units/acre.

The proposed rezoning of the site to Planned Unit Development District (PUD), aligns with the broader urban development goals of the Village and addresses the growing housing demand in

the Village. The site is located at the western edge of both the Village and the urban development boundary of Palm Beach County. Beyond this boundary, most of the land consists of stormwater treatment areas and agricultural uses. The established development pattern in this vicinity primarily features low-density single-family residential neighborhoods. The proposed rezoning to a low-density single-family residential PUD is consistent with the established development pattern.

The Project includes innovative design elements and mitigation features including:

- The Project provides new housing stock that supports the demographic trends of the Village and provides additional housing options for prospective residents.
- The Project exceeds minimum land dedication requirements.
- The Project provides a multi-modal pathway along the northern edge to provide enhanced pedestrian circulation and interconnectivity with the Arden development to the west.
- The Project provides an enhanced landscape buffer along Southern Blvd to create a dynamic and lush entry experience.

REZONING STANDARDS

Pursuant to the Village's Development Review Manual, the following decision-making standards apply to any request for Rezoning. Please consider the Applicant's responses to all applicable standards as listed below.

A. Whether the proposed amendment is consistent with all elements of the comprehensive plan.

Response: The proposed request is consistent with all elements of the Village Comprehensive Plan. Policy LU&CD 1.1.1 in the Land Use & Community Design Element establishes that new development shall be compatible with existing natural and built conditions and that future growth patterns shall also respect and protect the character and quality of the surrounding built environment. The Project demonstrates compatibility with both the existing residents to the north and residents of the Arden PUD to the west. The surrounding vicinity is largely developed with low-density single-family uses and the proposed rezoning is compatible with the established development pattern. The Artistry PUD is also consistent with Policy LU&CD 1.2.1 of the Land Use & Community Design Element. This provides that the Low-Density Residential land use designations are designed for gross densities ranging from 0.1 to 3 units per acre. The proposed Project is designed with a density of 1.3 units per acre,

The Project is also consistent with Policy MB 1.1.4 and 1.1.6 of the Mobility Element as the site is designed with a multi-modal path at the northern perimeter of the project to provide connectivity for the residents to the Arden PUD to the west, and the future Okeechobee Rd extension contemplated to transect the site.

The Project is also consistent with Policy H&M 2.2.4 of the Housing Element as the newly proposed housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types. The Project meets or exceeds code minimum buffer requirements and is consistent with the max density of 3 units per acre.

B. Whether the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

Response: The proposed rezoning does not conflict with any portion of the LDRs and is consistent with the intent of the LDRs, including the minor deviations identified in the Project Standards Manual and Master Plan justification statement. The consistency is detailed further in those documents.

- C. *Whether the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.*

Response: This application is requesting a Rezoning to PUD to allow for the development of a master planned residential community of single-family homes at a low density of less than two dwelling units per acre. This is consistent with the approved PUD for the subject property and the development of the Arden PUD by Palm Beach County adjacent to the subject property. Consistent and compatible with the surrounding zoning, the proposed development will locate single-family dwelling units adjacent to properties currently developed and under development with single-family residences to the north and west, respectively. Properties to the south are developed as a SFWMD Stormwater Treatment Area (STA-1E) which is a passive use compatible with the proposed residential PUD zoning.

- D. *Whether there exist changed conditions which require a rezoning.*

Response: There are clear and demonstratable conditions and circumstances which have changed significantly with respect to the Subject Property and the surrounding area that necessitate this request for modification.

The subject property is proposed to be involuntarily annexed by the Village. If that occurs, an appropriate zoning that is consistent with the proposed comprehensive plan designation is required. That zoning must also offset the negative impacts of the involuntary annexation. The proposed PUD zoning with the proposed Master Plan and Project Standards Manual allows for this.

- E. *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.*

Response: The use and design is consistent with the Palm Beach County approval, which provides for development of land used for agricultural production. It minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment. The residential use and site design will have no negative effect on the natural environment. The development of a single-family residential neighborhood will result in significant improvements in water quality compared to the existing agricultural operation by reducing the amount of excess phosphorus and nitrogen associated with the agricultural uses. Pockets of wetlands and native vegetation have been identified, which are to be preserved. Overall, there will be no adverse impacts on the natural environment.

- F. *That the proposed request would result in a logical and orderly development pattern.*

Response: The subject property is proposed to be involuntarily annexed into the Village with an approved residential approval. This is consistent with the existing development patterns. The subject property is one of only a few properties of adequate size in the area that provides for a viable residential development opportunity, particularly coordinated with the Arden PUD located adjacent to the subject property.

G. That the proposed request is consistent with applicable neighborhood plans.

Response: No neighborhood plans have been identified for the subject site area.

H. Whether the proposed complies with article 2, Concurrency Management,

Response: The proposed PUD will be consistent with Article 2 Concurrency Management. The development is consistent with the Palm Beach County approvals that vests that density and intensity. Applicant is in coordination with the applicable public utility providers in order to ensure that existing and proposed infrastructure can accommodate the proposed homes. The concurrency confirmations have also been provided as part of the Village-Initiated Future Land Use Amendment which demonstrate County confirmations from traffic concurrency, and School concurrency as well. PBCWUD has confirmed the capacity to provide the level of wastewater and potable water service required for up to 892 dwelling units. Similarly – the Site has received TPS approval from the County based on a proposed potential of 892 dwelling units. The subject proposal totals 579 dwelling units, which remains within the existing concurrency limits established by prior approvals.

CONCLUSION

On behalf of the applicants, Urban Design Studio requests approval of the proposed Rezoning. The Project Managers are Lentzy Jean-Louis with Urban Design Studio who can be reached at 561-366-1100 and Jack Rice with Gunster who can be reached at 561-655-1980. Please contact either or both with any questions or for additional information.