# Exhibit E Artistry Lakes PUD Master Plan

## PROPERTY DEVELOPMENT REGULATIONS:

SINGLE FAMILY RESIDENTIAL

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

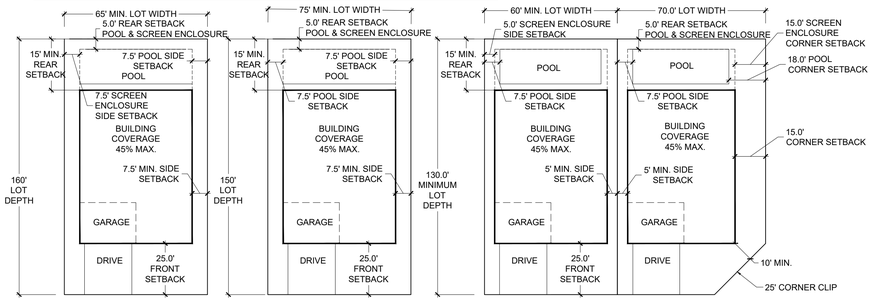
** DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK, APPLIES TO 60' & 70' WIDE LOTS*

POOL, SPA, SCREEN ENCLOSURE

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

** DEVIATION FOR SCREEN ENCLOSURE SIDE SETBACK APPLIES TO 60' & 70' LOTS*
*** DEVIATION SIDE AND REAR SETBACK FOR POOLS APPLIES TO ALL LOT SIZES*

## TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:




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 FROM 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.

## LAND USE ALLOCATION TABLE

| LAND USE | | LAND USE ACREAGE (%) | PROPOSED USE MAX. INTENSITY/DENSITY |
|---|---|---|---|
| POD A | RESIDENTIAL - PHASE ONE | 169.54 AC. * (38.0%) | 160 SINGLE FAMILY DWELLING UNITS |
| | RESIDENTIAL - PHASE TWO | 142.60 AC. * (31.96%) | 206 SINGLE FAMILY DWELLING UNITS |
| | RESIDENTIAL - PHASE THREE | 106.35 AC. * (23.84%) | 213 SINGLE FAMILY DWELLING UNITS |
| **TOTAL RESIDENTIAL** | | **418.49 AC. * (93.8%)** | **579 SINGLE FAMILY DWELLING UNITS** |
| POD B | CIVIC | 4.0 AC (0.9%) | |
| **TOTAL PUBLIC CIVIC** | | **4.0 AC (0.9%)** | |
| POD C | PUBLIC RECREATION | 3.78 AC (0.85%) | |
| POD D | PUBLIC RECREATION | 9.07 AC (2.03%) | |
| **TOTAL PUBLIC RECREATION** | | **13.59 AC (2.88%)** | |
| R/W DEDICATION - SOUTHERN BLVD | | 0.84 AC. (0.19%) | |
| R/W DEDICATION - OKEECHOBEE BLVD | | 9.96 AC. (2.23%) | |
| **TOTAL ACREAGE** | | **446.14 AC. (100%)** | |

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

## SITE DATA:

PROJECT NAME: ARTISTRY LAKES PUD
PETITION NO: 2025-0003-MP
EXISTING FUTURE LAND USE: PBC LR-2
PROPOSED FUTURE LAND USE: RESIDENTIAL C

EXISTING ZONING DISTRICT: PBC PUD
PROPOSED ZONING DISTRICT: PUD
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PCN (S): 00-40-43-27-00-000-3010; 00-40-43-22-00-000-5000
00-40-43-22-00-000-7010; 00-40-43-27-00-000-1010

**GROSS SITE AREA: 446.14 AC.**
**TOTAL UNITS: 579 D.U.**
DENSITY: 1.30 D.U./AC.
NUMBER OF RESIDENTS: 1,644 RESIDENTS (2.84 RESIDENTS PER UNIT)

LOT SIZE BREAKDOWN:
SINGLE FAMILY - 60' x 130/140': 258 D.U.
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.

**RECREATION REQUIREMENT**
**PRIVATE AREA REQUIRED: 4.15 AC.**
*110 SF / PERSON @ 1,644 = 4.15 AC.*

**PRIVATE AREA PROVIDED: 4.76 AC.**
REC POD 1 - 2.86 AC.
REC POD 2 - 0.70 AC.
REC POD 3 - 1.20 AC.

**PUBLIC AREA REQUIRED: 8.22 AC.**
*5 AC / 1,000 PERSONS @ 1,644 = 8.22 AC.*

**PUBLIC AREA PROVIDED: 12.85 AC.**
POD C - 3.78 AC.
POD D - 9.07 AC.

**CIVIC REQUIREMENT**
**AREA REQUIRED: 1.64 AC.**
*1 AC / 1,000 PERSONS @ 1,644 = 1.64 AC.*

**AREA PROVIDED: 4.00 AC.**
POD B - 4.0 AC.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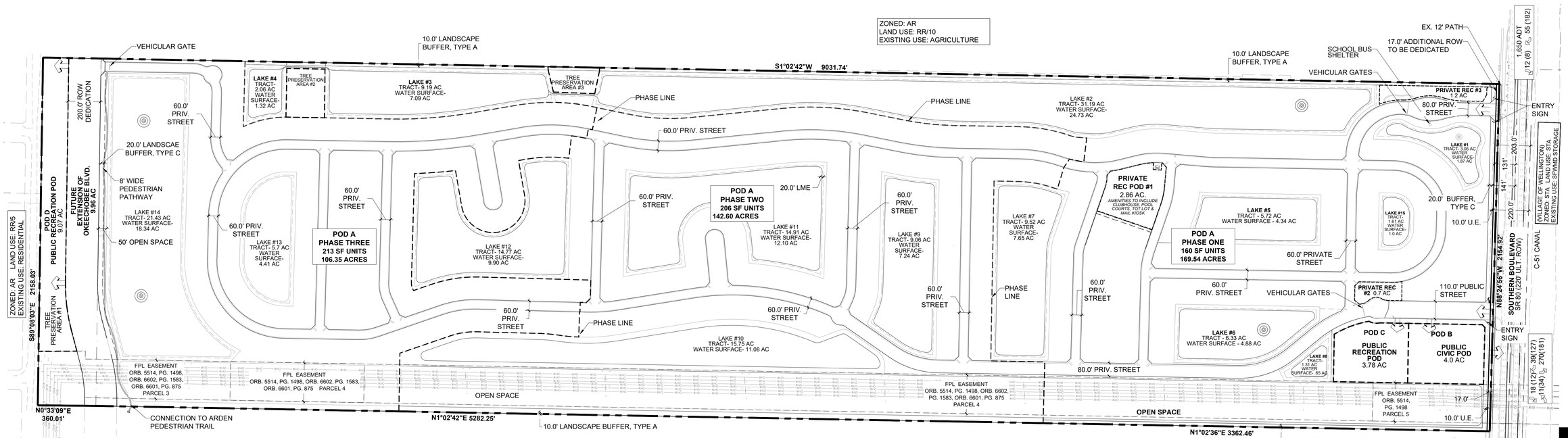



# Artistry Lakes
## Village of Wellington, Florida
## Master Plan

H:\JOBS\Fenning Property_21-011\Kotter_FL_002\Drawings\Master Plan\MP_2025.12.18_REISUBMITTAL #1.dwg

NORTH

0 150' 300' 600'
Scale: 1" = 300'-0"

| | |
|---|---|
| Date: | 10.01.2025 |
| Project No.: | 21-011.003 |
| Designed By: | WJT |
| Drawn By: | WJT |
| Checked By: | |

**Revision Dates:**
10.17.2025 SUBMITTAL
12.19.2025 RESUBMITTAL #1

# MP-1
of 4

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

**PARCEL 2:**

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

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

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

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

**PARCEL 4:**

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

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

THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST,

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

01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

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

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

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

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

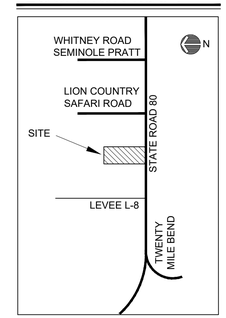
## DEVELOPMENT TEAM:

| | |
|---|---|
| APPLICANT: | **KOLTER GROUP ACQUISITIONS, LLC**<br>105 NE 1ST STREET<br>DELRAY BEACH, FLORIDA 33444 |
| TRAFFIC ENGINEER: | **SIMMONS & WHITE, INC.**<br>2581 METROCENTRE BLVD., STE. 3<br>WEST PALM BEACH, FL 33407<br>PHONE: (561) 478-7848 |
| CIVIL ENGINEER: | **SIMMONS & WHITE, INC.**<br>2581 METROCENTRE BLVD., STE. 3<br>WEST PALM BEACH, FL 33407<br>PHONE: (561) 478-7848 |
| SURVEYOR: | **CAULFIELD & WHEELER, INC.**<br>7900 GLADES ROAD, SUITE 100<br>BOCA RATON, FL 33434<br>PHONE: (561) 392-1991 |
| PLANNER & LANDSCAPE ARCHITECT: | **URBAN DESIGN STUDIO**<br>610 CLEMATIS STREET, SUITE CU02<br>WEST PALM BEACH, FL 33401<br>PHONE: (561) 366-1100 |
| ENVIRONMENTAL: | **EW CONSULTANTS, INC.**<br>2581 METROCENTRE BLVD., STE. 1<br>WEST PALM BEACH, FL 33407<br>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 |
| S.F. | = SQUARE FEET |
| R | = RADIUS |
| R/W | = RIGHT OF WAY |
| TYP | = TYPICAL |
| U.E. | = UTILITY EASEMENT |

## LOCATION MAP:




## APPROVALS: