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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, 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 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 approval of Artistry Lakes PUD Master Plan with a 7 - 0 vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts provided in the staff report, and the evidence and testimony presented by the Petitioner, and the 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;

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2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
4. The requested Master Plan Amendment would result in a logical and orderly development pattern.

NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA’S COUNCIL, THAT:

SECTION 1. The Artistry Lakes PUD Master Plan is hereby APPROVED as described in Exhibit A and illustrated in Exhibit B, providing for the following:

- Creates a 446.14-acre PUD with the following pods and respective development program:
 - Pod A (Residential) - 418.49-acres with a total of 579 single-family dwelling units
 - Phase 1 – 160 units
 - Phase 2 – 206 units
 - Phase 3 – 213 units
 - Pod B (Civic) – 4.0-acres
 - Pod C (Public Recreation) – 3.78-acres
 - Pod D (Public Recreation) – 9.07-acres
- Adds two (2) access points on SR80 and one (1) access point to the future extension of Okeechobee Boulevard;
- Adopts a Project Standards Manual (PSM) specifically for the Artistry Lakes PUD; and
- Establishes Conditions of Approval for the development.

SECTION 2. The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

General Conditions:

1. Artistry Lakes shall be developed consistent with the approved Artistry Lakes PUD Master Plan as adopted in Exhibit C as part of Resolution No. R2026-02. (PLANNING AND ZONING)

- 101 2. The project shall comply with the Artistry Lakes PUD Project Standards Manual
102 (PSM) as adopted in Exhibit C as part of Resolution No. R2026-02. Deviations
103 from certain LDR requirements have been included in the PSM. (PLANNING AND
104 ZONING)
105
- 106 3. A Site Plan shall be required prior to the Village-issued Land Development
107 Permits (LDPs) and shall comply with the PSM as adopted in Exhibit C of this
108 Resolution. Notwithstanding the foregoing, those portions of Phase I of the project
109 that are consistent with Palm Beach County LDP No. PL5947-001-00530-25
110 (dated Dec. 9, 2025 and “the County LDP”) are authorized to proceed.
111 (PLANNING AND ZONING)
112
- 113 4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall
114 be private and the maintenance responsibility of the owner or managing
115 association, and shall not be the maintenance responsibility of Wellington.
116 (PLANNING AND ZONING/ENGINEERING)
117
- 118 5. The Developer shall be required to provide the land dedication for parks and
119 recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of
120 Wellington’s Land Development Regulations, and the approved Master Plan. The
121 land dedication required for parks and recreation is 8.22 acres. The civic
122 dedication required is 1.64 acres. The 12.85 acres of land identified within Pod C
123 and Pod D satisfy the 8.22-acre public park and recreation land dedication
124 requirement, and the 4 acres of land identified within Pod B satisfy the 1.64-acre
125 civic land dedication requirement, as outlined in the Master Plan. (PLANNING
126 AND ZONING)
127
- 128 6. The area and the use of the private recreational space shall be restricted to the
129 square footage and uses approved for the Master Plan by recorded covenant and
130 shall run with the land. Any modifications to the covenant, including elimination,
131 shall require the approval of Wellington’s Council. The private recreational space
132 shall be operated and maintained by the developer, its successors, or assignees.
133 (PLANNING AND ZONING)
134
- 135 7. Architectural Review Board approval is required for all elevations, colors,
136 materials, and signage consistent with the Master Plan and Project Standards
137 Manual prior to the issuance of building permits for vertical construction.
138 (PLANNING AND ZONING)
139
- 140 8. No building permits are to be issued after December 31, 2030, unless a time
141 extension has been approved. (TRAFFIC)
142

143 **Land Development Conditions:**
144

- 145 9. A replat shall be recorded prior to the issuance of the first building permit for
146 vertical construction (excluding sales models). Notwithstanding the foregoing, the
147 project may seek expedited approval of building permits pursuant to section
148 177.073, Florida Statutes, before the replat is recorded. The project shall be
149 subject to a Declaration of Restrictions and Covenant acceptable to the
150 Wellington Attorney, which shall provide for the formation of a managing
151 association and assessments payable by the members of the association for the

152 cost of maintaining the common areas, including all preservation areas,
153 amenities, waterbodies, etc. (ENGINEERING)

154
155 10. No vertical encroachments shall be permitted in any utility or drainage easements.
156 No landscaping shall be installed in water or sewer easements or areas
157 obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)

158
159 11. Consistent with Condition #3, Village LDPs meeting all applicable requirements
160 of Wellington's Land Development Regulations, as well as State and Federal
161 regulations and guidelines, must be applied for, approved, and issued prior to any
162 construction activities for those portions of Phase 1 that are inconsistent with the
163 County LDP and all of Phase 2. The permit plans shall include construction details
164 for all infrastructure components, including paving, grading, drainage, water,
165 sewer, landscape, lighting, and offsite improvements. Additional comments on the
166 site layout may be forthcoming upon submittal and subsequent review of the
167 engineering construction plans and drainage calculations for the site
168 development. Prior to the issuance of any Certificates of Occupancy/Completion,
169 final approval is required from the Engineering Department. (ENGINEERING)

170
171 12. All proposed private roadways, lakes, and conservation areas shall be placed in
172 tracts. All tracts shall be identified on the replat and dedicated accordingly.
173 (ENGINEERING)

174
175 13. The Developer shall take measures to ensure that during site development
176 dust/debris particles from the development do not become a nuisance to the
177 neighboring properties. Dust Control Plan, with dust control guidelines, shall be
178 provided with the engineering permit application which shall meet the
179 requirements as conditioned, and in accordance with any additional requirements
180 of Wellington, Palm Beach County, Florida Department of Health, Florida
181 Department of Environmental Protection, U.S. Environmental Protection Agency,
182 etc., as it relates to mitigating dust/pollution from construction site activities. The
183 developer and its contractors shall implement and maintain dust control measures
184 throughout all phases of construction to minimize airborne particles and mitigate
185 off-site impacts. The following requirements shall apply: (PLANNING)

186
187 a. Daily watering: A water truck shall be provided, on the days that have
188 activities causing the dust/debris, to control dust on all exposed soil,
189 including, but not limited to, constructing roadways, stockpiles, non-
190 stabilized (exposed) soils, and canal easements. Watering shall be
191 sufficient to prevent visible dust accumulation due to wind and construction
192 activities. If determined by Wellington that a water truck is needed during
193 any activities, the activity causing the dust/debris shall cease until such
194 time the water truck is on-site to provide the required control.

195
196 b. Weather Considerations: Additional dust control measures, including
197 increased watering frequency or application of soil stabilizers, shall be
198 implemented during dry or windy conditions to prevent airborne dust
199 migration.

- 201 c. Stockpile Management: Soil stockpiles shall be stabilized using water,
202 vegetation, or approved dust suppression agents to prevent erosion and
203 dust dispersion.
204
- 205 d. Construction Entrance and Roadways: The primary construction access
206 and internal roadways shall be maintained to minimize dust. If necessary,
207 a stabilized entrance with aggregate or dust suppression treatment shall
208 be installed.
209
- 210 e. Monitoring and Compliance: The contractor shall monitor dust conditions
211 daily and take corrective action as needed. Non-compliance may result in
212 enforcement action, including stop-work orders, at the discretion of the
213 Village.
214
- 215 f. This condition shall remain in effect for the duration of construction
216 activities and shall be enforced by the Village of Wellington Code
217 Enforcement Department.
218

219 **Traffic Conditions:**
220

- 221 14. No building permits are to be issued for more than 523 single-family units the
222 equivalent number of units to the County approved plan, unless a traffic study that
223 addresses the entire 579 single-family units is approved by the Village Engineer.
224 (TRAFFIC)
225
- 226 15. The County traffic concurrency approval is subject to the Project Aggregation
227 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
228
- 229 16. The property owner shall construct the following improvements at their site
230 driveways on Southern Boulevard (SR 80):
231
- 232 a. Westbound right turn lanes meeting the minimum requirements in the
233 Florida Design Manual (FDM) with space for a buffered bike lane shall be
234 constructed at both driveways.
235
- 236 b. An eastbound left turn lane meeting the minimum requirements in the FDM
237 shall be constructed at the western driveway.
238
- 239 c. Close the existing eastbound left turn lane at the eastern driveway and
240 close the existing median opening (approximately 5,700 feet east of Arden
241 Lake Way) on SR 80.
242
- 243 d. A signal warrant analysis for the western driveway shall be submitted to
244 FDOT for approval. If signalization is warranted, the signal shall be
245 constructed by the applicant.
246
- 247 Construction of the turn lanes shall be completed prior to the first certificate of
248 occupancy. (TRAFFIC)
249
- 250 17. No building permits for vertical construction shall be issued for the project until the
251 property owner provides acceptable surety to the Village of Wellington in an

252 amount as prepared by the developers EOR and accepted by the Village Engineer
253 for the improvements described in Condition 4 above. The surety shall be
254 released upon completion of the improvements. (TRAFFIC)
255

256 18. The property owner shall provide to FDOT, a road right-of-way deed and all
257 associated documents as required by FDOT for Southern Boulevard, 220 feet
258 measured from the existing south right-of-way line of Southern Boulevard, as
259 approved by the Village Engineer. All right-of-way deed(s) and documents shall
260 be provided and approved prior to the issuance of the first building permit for
261 vertical construction (excluding sales models). (TRAFFIC)
262

263 19. The Property Owner shall provide to the Palm Beach County Right of Way Section
264 of Roadway Production Division a warranty deed and all associated documents
265 required by the County Engineer for 200 feet of right-of-way on Okeechobee
266 Boulevard on an alignment approved by the County Engineer ("Right of Way") in
267 accordance with this condition and the following:
268

269 a. For the portion of the Right of Way not encumbered by Florida Power &
270 Light easement (the "FPL Encumbrance"), the Property Owner shall
271 provide the warranty deed and associated documents, including a title
272 policy naming Palm Beach County as an insured, prior to the issuance of
273 the first building permit for vertical construction (excluding sales models),
274 or within ninety (90) days of a written request from the County Engineer,
275 whichever shall occur first. This portion of the Right of Way shall be free
276 and clear of all encroachments and encumbrances with the Property
277 Owner providing Palm Beach County with sufficient documentation
278 acceptable to the Right of Way Section to confirm the Right of Way is free
279 and clear as required herein.
280

281 b. For the portion of the Right of Way that is subject to the FPL Encumbrance,
282 the Property Owner shall provide the warranty deed and associated
283 documents, including a title policy naming Palm Beach County as an
284 insured, within one hundred eighty (180) days of Okeechobee Boulevard
285 being added to the Palm Beach County 5 year Road Program. This portion
286 of the Right of Way shall be free and clear of all encroachments and
287 encumbrances with the specific exception of the FPL Encumbrance, which
288 shall not be required to be removed or relocated, with the Property Owner
289 providing Palm Beach County with sufficient documentation acceptable to
290 the Right of Way Section to confirm it is free and clear except for the FPL
291 Encumbrance.
292

293 c. For the entirety of the Right of Way, the Property Owner must further
294 warrant to Palm Beach County that the Right of Way meets all appropriate
295 and applicable environmental agency requirements. In the event of a
296 determination of contamination which requires remediation or clean up on
297 the property now owned by the Property Owner, the Property Owner
298 agrees to hold Palm Beach County harmless and shall be responsible for
299 all costs of such clean up, including but not limited to, all applicable permit
300 fees, engineering or other expert witness fees including attorney's fees as
301 well as the actual cost of the cleanup. The Property Owner shall not be
302 required to record the required deeds or related documents. The Property

303 Owner shall provide the Right of Way Section a tax pro-ration statement
304 along with a check, made payable to the Palm Beach County Tax Collector,
305 for the pro-rated taxes. (TRAFFIC)
306

307 **Landscape Conditions:**
308

309 20. Landscape plans shall be required as part of the Site Plan application. A
310 Landscape Buffer shall be required along all property lines and all major
311 thoroughfares as required in Wellington's Land Development Regulations and
312 illustrated in the Project Standards Manual. The landscape buffers and street
313 trees shall be installed by the Developer and inspected by Planning and Zoning
314 prior to closing the Village-issued LDP. (PLANNING AND ZONING)
315

316 21. A certified cost estimate for all landscaping that includes the plant materials,
317 installation, irrigation, and 1-year of maintenance shall be provided with the
318 Village LDP application, along with a bond in the amount of 110% of the cost
319 estimate. (PLANNING AND ZONING)
320

321 22. The exact location of the future access points to Pod D – Public Recreation Pod
322 from the future extension of Okeechobee Boulevard may be approved
323 administratively by the Village Engineer. (PLANNING AND ZONING)
324

325 **Concurrency (Level of Service) Conditions:**
326

327 23. The Developer shall contribute \$61,664.00 to the School District of Palm Beach
328 County (SDPBC) prior to the issuance of the first residential building permit.
329 (SDPBC)
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SECTION 3. This Resolution shall become effective once the Annexation (Ordinance No. 2026-02), Comprehensive Plan Map amendment (Ordinance No. 2026-03) and Rezoning (Ordinance No. 2026-04) for the subject property become effective.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

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

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

353

354 PARCEL 1:

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

358 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
359 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07
360 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE
361 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,
362 THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE
363 OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;
364 THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE
365 NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS
366 SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED
367 MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A
368 DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1,
369 AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM
370 BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF
371 SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34
372 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF
373 SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST,
374 ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST
375 LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES
376 TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE
377 SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT
378 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94
379 FEET TO THE POINT OF BEGINNING.

380 PARCEL 2:

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

384 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH
385 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
386 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,
387 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A
388 DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING
389 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
390 INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG
391 SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND
392 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE
393 OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE
394 OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY
395 OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27;
396 THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO

397 A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED
398 AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH
399 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF
400 BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A
401 DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL
402 WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST
403 LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35"
404 WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED
405 AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81
406 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57"
407 EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36"
408 WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

409 PARCEL 3:

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

413 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
414 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07
415 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE
416 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,
417 THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF
418 BEGINNING; THENCE CONTINUE

419 SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH
420 RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF
421 FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE NORTH
422 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET;
423 THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH
424 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT
425 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO
426 THE POINT OF BEGINNING.

427 PARCEL 4:

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

431 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH
432 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
433 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,
434 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF
435 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP
436 OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
437 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

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

440 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57"
441 WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE
442 PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES
443 TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF
444 BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF
445 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY
446 OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27;
447 THENCE, NORTH 89°04'57" WEST,

448 ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH
449 AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE
450 OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE
451 OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH
452 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH
453 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

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

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

458 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH
459 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00
460 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE
461 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE
462 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE
463 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH
464 COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET
465 NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE
466 SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02'
467 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID
468 SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG
469 THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER
470 DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED
471 MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN
472 P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY,
473 FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D.
474 PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND
475 PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE
476 OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42"
477 EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID
478 SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A
479 DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

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

481 LYING IN PALM BEACH COUNTY, FLORIDA.

Exhibit B – Artistry Lake PUD Master Plan

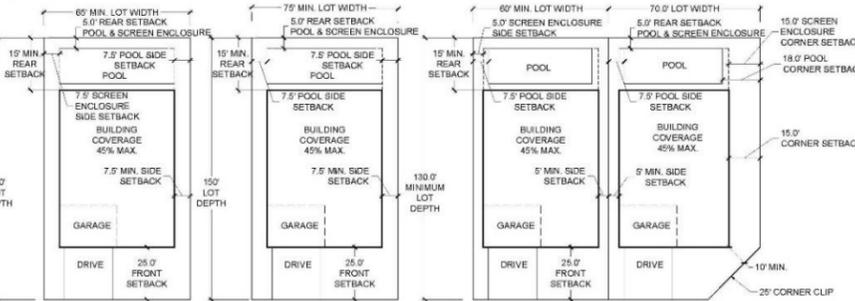
PROPERTY DEVELOPMENT REGULATIONS:

TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

MINIMUM LOT SIZE	MINIMUM SETBACKS		
	FRONT	SIDE	REAR
REQUIRED 6,000 SF	65'	75'	45%
PROVIDED 7,800 SF	60"	130'	40%
REQUIRED 10,400 SF	65'	160'	45%
PROVIDED 9,800 SF	70'	140'	45%
11,250 SF	75'	150'	45%

MINIMUM LOT DEPTH	MINIMUM SETBACKS		
	FRONT	SIDE	REAR
REQUIRED 150'	25'	7.5' (0')	15'
PROVIDED 160'	25'	7.5' (0')	15'
REQUIRED 180'	28'	10.5' (3')	18'
PROVIDED 175'	28'	7.5' ** (3')	18'
REQUIRED 200'	25'	5' (3')	25'
PROVIDED 215'	25'	5' (3')	25'

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 INFRINGE 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 LAND LAYOUT 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
RESIDENTIAL - PHASE ONE (38.0%)	189.54 AC *	160 SINGLE FAMILY DWELLING UNITS
RESIDENTIAL - PHASE TWO (31.96%)	142.60 AC *	200 SINGLE FAMILY DWELLING UNITS
RESIDENTIAL - PHASE THREE (29.84%)	108.35 AC *	213 SINGLE FAMILY DWELLING UNITS
TOTAL RESIDENTIAL	418.49 AC *	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	448.14 AC (100%)	

SITE DATA:

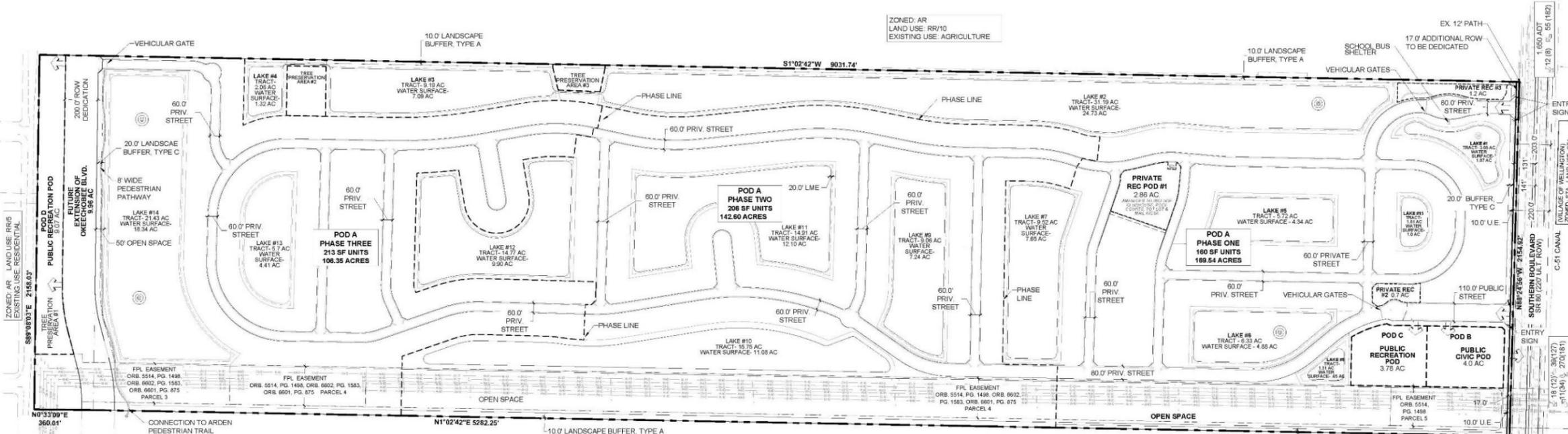
PROJECT NAME: ARTISTRY LAKES PUD
 PETITION NO: 2025-003-MP
 EXISTING FUTURE LAND USE: PBC LR-2 RESIDENTIAL C
 PROPOSED FUTURE LAND USE: RESIDENTIAL C
 EXISTING ZONING DISTRICT: PBC PUD
 PROPOSED ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL
 PCN (S): 00-40-43-27-00-000-3010, 00-40-43-22-00-000-5000, 00-40-43-22-00-000-7010, 00-40-43-27-00-000-1010
 GROSS SITE AREA: 448.14 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': 108 D.U.
 SINGLE FAMILY - 75' x 150': 109 D.U.
 TOTAL: 579 D.U.

Urban design studio

Urban Planning & Design
 Landscape Architecture
 Communication Graphics

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
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 www.udstudio.com
 #LCC000035

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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°03'03" 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 1,860.72 FEET TO A LINE PARALLEL WITH AND 1,860.72 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°03'03" WEST, A DISTANCE OF 100.38 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 6,897.63 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 93126-2515, DATED MAY, 1994; THENCE NORTH 89°03'03" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.89 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°02'36" 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 3,821.53 FEET; THENCE SOUTH 89°03'03" EAST, ALONG A LINE 1860.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1093.84 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 38, 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 152, PAGES 157 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°03'03" WEST, ALONG SAID LINE, A DISTANCE OF 333.46 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 2,518.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 234.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°02'36" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 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 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTRINE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET; THENCE NORTH 01°02'36" 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 1,867.89 FEET; THENCE NORTH 01°02'36" WEST, 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 352.3 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,055.82 FEET; THENCE SOUTH 01°02'36" WEST, ALONG A LINE 2,202.72 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°03'03" 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 1,860.72 FEET TO A LINE PARALLEL WITH AND 1,860.72 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 CONTRINE 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 93126- 2515, DATED MAY, 1994; THENCE NORTH 89°03'03" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,094.13 FEET; THENCE NORTH 01°02'36" EAST, A DISTANCE OF 8,897.63 FEET; THENCE SOUTH 89°03'03" EAST ALONG A LINE 1,860.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,093.84 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 38, 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 152, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°02'36" WEST, ALONG SAID LINE, A DISTANCE OF 333.46 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 2,518.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 234.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°02'36" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 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 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTRINE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET; THENCE NORTH 01°02'36" 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 1,867.89 FEET; THENCE NORTH 01°02'36" WEST, 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 352.3 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,055.82 FEET; THENCE SOUTH 01°02'36" WEST, ALONG A LINE 2,202.72 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE ARE 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° 03' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREM DESCRIBED PARCEL; THENCE NORTH 01° 33' 03" 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, THENCE SOUTH 89° 03' 03" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET; THENCE NORTH 01°02'36" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTRINE NORTH 89° 03' 03" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET; THENCE NORTH 01°02'36" 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 1,867.89 FEET; THENCE NORTH 01°02'36" WEST, 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 352.3 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,055.82 FEET; THENCE SOUTH 01°02'36" WEST, ALONG A LINE 2,202.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 15,433,993 SQUARE FEET OR 448.14 ACRES MORE OR LESS.

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.**
 7800 GLADES ROAD, SUITE 100
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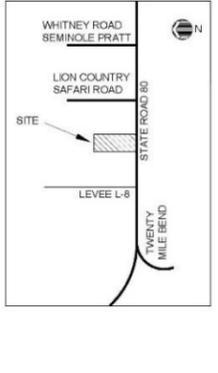
PLANNER & LANDSCAPE ARCHITECT: **URBAN DESIGN STUDIO**
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 PHONE: (561) 366-1100

ENVIRONMENTAL: **EW CONSULTANTS, INC.**
 2581 METROCENTRE BLVD., STE. 1
 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
 S.F. = SQUARE FEET
 R. = RADIUS
 R/W. = RIGHT OF WAY
 TYP. = TYPICAL
 U.E. = UTILITY EASEMENT

LOCATION MAP:



APPROVALS:

Date: 10.01.2025
 Project No.: 21-011.003
 Designed By: WJT
 Drawn By: WJT
 Checked By:
 Revision Dates:
 10.17.2025 SUBMITTAL #1
 12.19.2025 RESUBMITTAL #1

Artistry Lakes

Village of Wellington, Florida
 Master Plan

Scale: 1" = 300'-0"

MP-1 of 4