

Exhibit A
RESOLUTION NO. R2026-02

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3 **A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL,**
4 **APPROVING A MASTER PLAN (PETITION 2025-0003-MP) FOR**
5 **THE ARTISTRY LAKES PLANNED UNIT DEVELOPMENT (PUD),**
6 **FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES,**
7 **LOCATED APPROXIMATELY 1.75 MILES WEST OF THE**
8 **SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 (SR80)**
9 **INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN;**
10 **TO ADOPT THE ARTISTRY LAKES PUD MASTER PLAN; TO**
11 **DESIGNATE A 418.49-ACRE RESIDENTIAL POD (POD A) WITH A**
12 **MAXIMUM OF 579 SINGLE FAMILY DWELLING UNITS (PHASE 1 –**
13 **160 UNITS; PHASE 2 – 206 UNITS; AND PHASE 3 – 213 UNITS); TO**
14 **DESIGNATE A 4.0-ACRE CIVIC POD (POD B); TO DESIGNATE**
15 **3.78-ACRE (POD C) AND 9.07-ACRE (POD D) PUBLIC**
16 **RECREATION PODS; TO ADD TWO (2) ACCESS POINTS ON SR80;**
17 **TO ADD ONE (1) ACCESS POINT TO THE FUTURE EXTENSION OF**
18 **OKEECHOBEE BOULEVARD; TO ADOPT THE ARTISTRY LAKES**
19 **PUD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS**
20 **CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN**
21 **EFFECTIVE DATE.**

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23 **WHEREAS,** the Wellington Council, as the governing body of Wellington,
24 Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes,
25 and the Wellington Land Development Regulations, is authorized and empowered to
26 consider petitions related to Zoning and Development Orders; and

27
28 **WHEREAS,** the notice of hearing requirements as provided in Article 5 of the
29 Wellington Land Development Regulations have been satisfied; and

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31 **WHEREAS,** Wellington approved the uniform method annexation (Ordinance
32 No. 2026-03) of the subject properties; and

33
34 **WHEREAS,** companion Comprehensive Plan Map Amendment (Ordinance
35 No. 2026-04) and Rezoning (Ordinance No. 2026-05) applications to change the
36 Future Land Use Designation from Palm Beach County Low Residential (LR-2) to
37 Wellington Residential C (1.01 du/3.0 acres) and Zoning designation from PBC
38 Planned Unit Development (PUD) to Wellington PUD have been applied for; and

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40 **WHEREAS,** the Planning, Zoning and Adjustment Board, sitting as the Local
41 Planning Agency, after notice and public hearing on January 21, 2026, recommended
42 approval of Artistry Lakes PUD Master Plan with a 7 - 0 vote; and

43
44 **WHEREAS,** the Wellington Council has taken the recommendations of the
45 Local Planning Agency, the Findings of Facts provided in the staff report, and the
46 evidence and testimony presented by the Petitioner, and the comments of the public
47 into consideration when considering the proposed Master Plan Amendments and
48 Conditional Use; and

49
50 **WHEREAS,** Wellington’s Council has made the following Findings of Fact:
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- 52 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
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54 2. The subject request is consistent with the stated purposes and intent of
55 the Land Development Regulations;
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57 3. The requested Master Plan Amendment is consistent with the surrounding
58 land uses and zoning districts;
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60 4. The requested Master Plan Amendment would result in a logical and
61 orderly development pattern.
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63 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**
64 **FLORIDA’S COUNCIL, THAT:**
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66 **SECTION 1.** The Artistry Lakes PUD Master Plan is hereby APPROVED as
67 described in Exhibit A and illustrated in Exhibit B, providing for the following:
68

- 69 • Creates a 446.14-acre PUD with the following pods and respective
70 development program:
 - 71
 - 72 ○ Pod A (Residential) - 418.49-acres with a total of 579 single-family dwelling
73 units
 - 74 ▪ Phase 1 – 160 units
 - 75 ▪ Phase 2 – 206 units
 - 76 ▪ Phase 3 – 213 units
 - 77
 - 78 ○ Pod B (Civic) – 4.0-acres
 - 79
 - 80 ○ Pod C (Public Recreation) – 3.78-acres
 - 81
 - 82 ○ Pod D (Public Recreation) – 9.07-acres
 - 83
 - 84 • Adds two (2) access points on SR80 and one (1) access point to the future
85 extension of Okeechobee Boulevard;
86
 - 87 • Adopts a Project Standards Manual (PSM) specifically for the Artistry Lakes
88 PUD; and
89
 - 90 • Establishes Conditions of Approval for the development.
91

92 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject
93 to the following conditions:
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95 **General Conditions:**
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- 97 1. Artistry Lakes shall be developed consistent with the approved Artistry Lakes PUD
98 Master Plan as adopted in Exhibit C as part of Resolution No. R2026-02.
99 (PLANNING AND ZONING)

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2. The project shall comply with the Artistry Lakes PUD Project Standards Manual (PSM) as adopted in Exhibit C as part of Resolution No. R2026-02. Deviations from certain LDR requirements have been included in the PSM. (PLANNING AND ZONING)
 3. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM as adopted in Exhibit C of this Resolution. (PLANNING AND ZONING)
 4. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association, and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
 5. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land Development Regulations. The land dedication required for parks and recreation is 8.22 acres. The civic dedication required is 1.64 acres. The 12.85 acres of land identified within Pod C and Pod D satisfy the 8.22-acre public park and recreation land dedication requirement, and the 4 acres of land identified within Pod B satisfy the 1.64-acre civic land dedication requirement, as outlined in the Master Plan. (PLANNING AND ZONING)
 6. The area and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and shall run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington's Council. The private recreational space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)
 7. Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)
 8. No building permits are to be issued after December 31, 2030, unless a time extension has been approved. (TRAFFIC)

138 **Land Development Conditions:**

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9. A plat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association and assessments payable by the members of the association for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
 10. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)

- 151
152 11. Land Development Permit (LDP) meeting all applicable requirements of
153 Wellington's Land Development Regulations, as well as State and Federal
154 regulations and guidelines, must be applied for, approved, and issued prior to any
155 construction activities. The permit plans shall include construction details for all
156 infrastructure components, including paving, grading, drainage, water, sewer,
157 landscape, lighting, and offsite improvements. Additional comments on the site
158 layout may be forthcoming upon submittal and subsequent review of the
159 engineering construction plans and drainage calculations for the site
160 development. Prior to the issuance of any Certificates of Occupancy/Completion,
161 final approval is required from the Engineering Department. (ENGINEERING)
162
- 163 12. All proposed private roadways, lakes, and conservation areas shall be placed in
164 tracts. All tracts shall be identified on the plat and dedicated accordingly.
165 (ENGINEERING)
166

167 **Traffic Conditions:**
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- 169 13. No building permits are to be issued for more than 523 single-family units, the
170 equivalent number of units to the approved plan, unless a traffic study that
171 addresses the entire 579 single-family units is approved. (TRAFFIC)
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- 173 14. The County traffic concurrency approval is subject to the Project Aggregation
174 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
175
- 176 15. The property owner shall construct the following improvements at their site
177 driveways on Southern Boulevard (SR 80). Construction shall begin prior to the
178 first building permit and shall be complete prior to the first certificate of occupancy:
179 (TRAFFIC)
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- 181 a. Westbound right turn lanes meeting the minimum requirements in the
182 Florida Design Manual (FDM) with provided space for a buffered bike lane
183 shall be constructed at both driveways.
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 - 185 b. An eastbound left turn lane meeting the minimum requirements in the
186 Florida Design Manual (FDM) shall be constructed at the western
187 driveway.
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 - 189 c. Close the existing eastbound left turn lane at the eastern driveway and
190 close the existing median opening (approximately 5,700 feet east of Arden
191 Lake Way) on SR 80.
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 - 193 d. A signal warrant analysis for the western driveway shall be submitted to
194 FDOT for approval. If signalization is warranted, the signal shall be
195 constructed by the applicant.
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- 197 16. No building permits shall be issued for the project until the property owner
198 provides acceptable surety to the Village of Wellington in an amount as prepared
199 by the developers EOR and accepted by the Village Engineer for the
200 improvements described in Condition 4 above. The surety shall be released upon
201 completion of the improvements. (TRAFFIC)

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203 17. The property owner shall provide to FDOT, a road right-of-way deed and all
204 associated documents as required by FDOT for Southern Boulevard, 220 feet
205 measured from the existing south right-of-way line of Southern Boulevard, as
206 approved by the Village Engineer. All right-of-way deed(s) and documents shall
207 be provided and approved prior to the issuance of the first building permit.
208 (TRAFFIC)
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210 18. The property owner shall provide to the Palm Beach County Right of Way Section
211 of Roadway Production Division a warranty deed for road right-of-way and all
212 associated documents as required by the County Engineer for Okeechobee
213 Boulevard, 200 feet of right-of-way on an alignment approved by the County
214 Engineer and as approved by the Village Engineer. All right-of-way deed(s) and
215 documents shall be provided and approved prior to the issuance of the first
216 building permit. (TRAFFIC)
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218 **Landscape Conditions:**
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- 220 19. Landscape plans shall be required as part of the Site Plan application. A
221 Landscape Buffer shall be required along all property lines and all major
222 thoroughfares as required in Wellington's Land Development Regulations and
223 illustrated in the Project Standards Manual. The landscape buffers and street
224 trees shall be installed by the Developer and inspected by Planning and Zoning
225 prior to closing the LDP. (PLANNING AND ZONING)
226
227 20. A certified cost estimate for all landscaping that includes the plant materials,
228 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
229 application, along with a bond in the amount of 110% of the cost estimate.
230 (PLANNING AND ZONING)
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232 21. The exact location of the future access points to Pod D – Public Recreation Pod
233 from the future extension of Okeechobee Boulevard may be approved
234 administratively. (PLANNING AND ZONING)
235

236 **Concurrency (Level of Service) Conditions:**
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- 238 22. The Developer shall contribute \$61,664.00 to the School District of Palm Beach
239 County (SDPBC) prior to the issuance of the first residential building permit.
240 (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. Addie, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

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

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

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265 PARCEL 1:

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

269 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
270 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07
271 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE
272 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,
273 THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE
274 OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;
275 THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE
276 NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS
277 SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED
278 MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A
279 DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1,
280 AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM
281 BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF
282 SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34
283 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF
284 SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST,
285 ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST
286 LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES
287 TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE
288 SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT
289 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94
290 FEET TO THE POINT OF BEGINNING.

291 PARCEL 2:

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

295 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH
296 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
297 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,
298 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A
299 DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING
300 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
301 INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG
302 SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND
303 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE
304 OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE
305 OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY
306 OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27;
307 THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,057.25 FEET TO

308 A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY OF, AS MEASURED
309 AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH
310 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF
311 BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A
312 DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL
313 WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST
314 LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35"
315 WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED
316 AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81
317 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57"
318 EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36"
319 WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

320 PARCEL 3:

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

324 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
325 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07
326 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE
327 PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO,
328 THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF
329 BEGINNING; THENCE CONTINUE

330 SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH
331 RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE OF
332 FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE NORTH
333 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET;
334 THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE SOUTH
335 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT
336 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO
337 THE POINT OF BEGINNING.

338 PARCEL 4:

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

342 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH
343 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
344 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,
345 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF
346 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP
347 OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
348 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

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

351 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57"
352 WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A LINE
353 PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES
354 TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF
355 BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF
356 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET SOUTHERLY
357 OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27;
358 THENCE, NORTH 89°04'57" WEST,

359 ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL WITH
360 AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE
361 OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE
362 OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH
363 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET; THENCE, SOUTH
364 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

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

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

369 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH
370 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00
371 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE
372 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE
373 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE
374 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH
375 COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET
376 NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE
377 SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02'
378 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID
379 SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST, ALONG
380 THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER
381 DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED
382 MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN
383 P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY,
384 FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D.
385 PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND
386 PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE
387 OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42"
388 EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID
389 SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A
390 DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

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

392 LYING IN PALM BEACH COUNTY, FLORIDA.

Exhibit B – Artistry Lake PUD Master Plan

PROPERTY DEVELOPMENT REGULATIONS:

TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

MINIMUM LOT	MINIMUM SETBACKS							
	FRONT	SIDE	CORNER	REAR				
REQUIRED	6,000 SF	65'	75'	45%	25'	7.5'	15'	15'
PROVIDED	7,800 SF	60'	130'	40%	25'	5'	15'	15'
REQUIRED	10,400 SF	65'	160'	45%	25'	7.5'	15'	15'
PROVIDED	8,800 SF	70'	140'	45%	25'	5'	15'	15'
PROVIDED	11,250 SF	75'	150'	45%	25'	7.5'	15'	15'

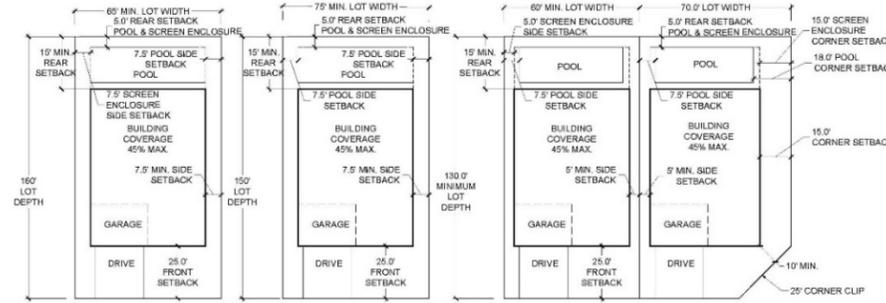
* DEVIATION FOR MIN. LOT WIDTH AND SIDE SETBACK, APPLIES TO 60' & 70' WIDE LOTS

POOL, SPA, SCREEN ENCLOSURE

MINIMUM SETBACKS	MINIMUM SETBACKS			
	FRONT	SIDE	CORNER	REAR
REQUIRED	25'	7.5' (0')	15'	5' (0')
PROVIDED	25'	9' (0')	15'	5' (0')
REQUIRED	28'	10.5' (3')	18'	5' (3')
PROVIDED	28'	7.5' (3')	18'	5' (3')
REQUIRED	25'	5' (3')	25'	5' (3')
PROVIDED	25'	5' (3')	25'	5' (3')

* DEVIATION FOR SCREEN ENCLOSURE SIDE SETBACK APPLIES TO 60' & 70' LOTS

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



NOTES:
 SCREEN ENCLOSURES MAY BE ELIGIBLE FOR A ZERO FOOT REAR SETBACK REDUCTION IF THE FOLLOWING IS APPLICABLE:
 * THE ENTIRE REAR OR SIDE INTERIOR PROPERTY LINE IS ADJACENT TO OPEN SPACE (LAKE, NATURAL PRESERVE, OR GOLF COURSE) A MINIMUM OF 50 FEET IN DEPTH.
 * ALL CONSTRUCTION AND EARTHWORK IS COMPLETED WITHIN THE OWNER'S LOT.
 * ALL MAINTENANCE CAN BE CONDUCTED FROM WITHIN THE OWNER'S LOT, AND
 * ROOF EAVES OR STRUCTURE SHALL NOT OVERHANG THE PROPERTY LINE OR ENCRUMBER 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 SETBACK 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%)	169.54 AC *	160 SINGLE FAMILY DWELLING UNITS
RESIDENTIAL - PHASE TWO (31.90%)	142.60 AC *	206 SINGLE FAMILY DWELLING UNITS
RESIDENTIAL - PHASE THREE (23.84%)	106.35 AC *	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%)	
RAW DEDICATION - SOUTHERN BLVD	0.84 AC (0.19%)	
RAW 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:

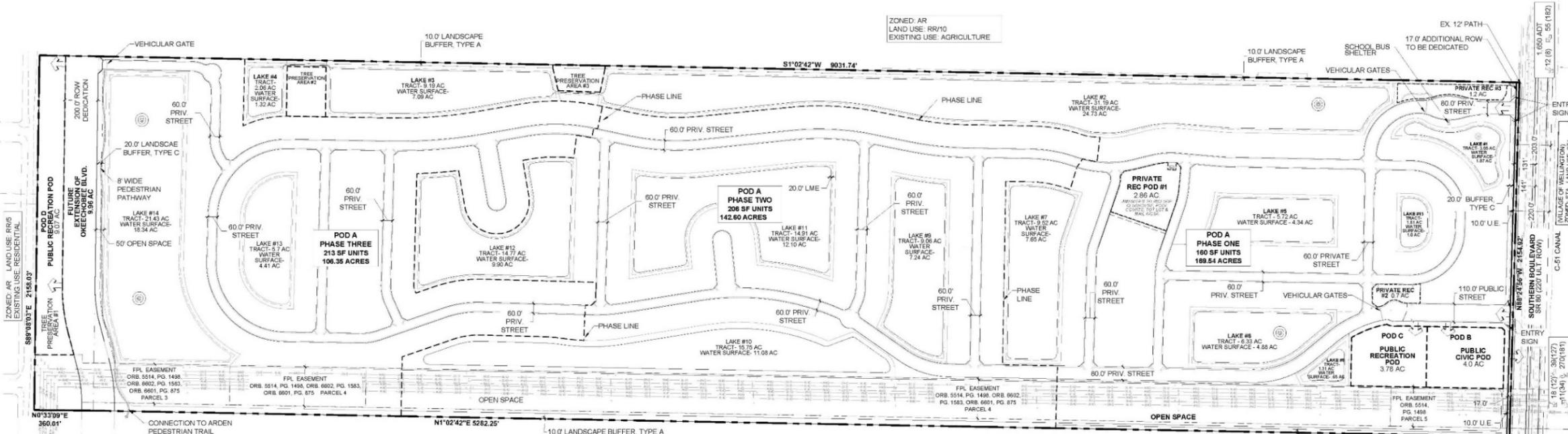
PROJECT NAME:	ARTISTRY LAKES PUD	RECREATION REQUIREMENT:	4.15 AC.
PETITION NO.:	2025-0003-MP	PRIVATE AREA REQUIRED:	4.76 AC.
EXISTING FUTURE LAND USE:	RESIDENTIAL C	REC POD 1 - 2.85 AC.	
PROPOSED FUTURE LAND USE:	RESIDENTIAL C	REC POD 2 - 0.70 AC.	
EXISTING ZONING DISTRICT:	PBC PUD	REC POD 3 - 1.20 AC.	
PROPOSED ZONING DISTRICT:	SINGLE FAMILY RESIDENTIAL	PUBLIC AREA REQUIRED:	8.22 AC.
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	5 AC / 1,000 PERSONS @ 1.644 = 8.22 AC.	
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	PUBLIC AREA PROVIDED:	12.85 AC.
GROSS SITE AREA:	446.14 AC.	POD C - 3.78 AC.	
TOTAL UNITS:	579 D.U.	POD D - 9.07 AC.	
DENSITY:	1.30 D.U./AC.	CIVIC REQUIREMENT AREA REQUIRED:	1.84 AC.
NUMBER OF RESIDENTS:	1,644 RESIDENTS	1 AC / 1,000 PERSONS @ 1.644 = 1.84 AC.	
(2.84 RESIDENTS PER UNIT)		AREA PROVIDED:	4.00 AC.
LOT SIZE BREAKDOWN:		POD B - 4.0 AC.	
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.		



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 Landscape Architecture
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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 1,660.72 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°03'03" WEST, A DISTANCE OF 103.58 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 8,897.83 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, 1994, THENCE NORTH 82°29'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.85 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 3,215.53 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 1099.93 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°54'57" 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 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 01°02'36" WEST, ALONG SAID LINE, A DISTANCE OF 353.46 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 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, THENCE SOUTH 01°02'36" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1937.07 FEET EASTERLY 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 1,077.84 FEET, THENCE NORTH 01°02'36" EAST, ALONG A LINE PARALLEL WITH AND 790.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,867.59 FEET, THENCE NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 790.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 553.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN, THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,060.82 FEET, THENCE SOUTH 01°02'36" 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°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 1,660.72 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 7,819.97 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, 1994, THENCE NORTH 89°24'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET, THENCE NORTH 01°02'36" EAST, A DISTANCE OF 8,897.83 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 1,063.58 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, 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 MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 01°02'36" WEST, ALONG SAID LINE, A DISTANCE OF 353.46 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 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°02'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1937.07 FEET EASTERLY 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 1,077.84 FEET, 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 790.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,867.59 FEET, THENCE NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 790.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 553.81 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN, THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,060.82 FEET, THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 2,020.72 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 HEREN 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 360.72 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°03'03" EAST, ALONG SAID LINE, A DISTANCE OF 362.48 FEET, ALONG A LINE PARALLEL WITH AND 790.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 303.74 FEET, THENCE NORTH 88°24'58" 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 1994, A DISTANCE OF 214.82 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 332.48 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 528.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.14 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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 WEST PALM BEACH, FL 33407
 PHONE: (561) 478-7848

SURVEYOR: **CAULFIELD & WHEELER, INC.**
 8000 GLADES ROAD, SUITE 110
 BOCA RATON, FL 33434
 PHONE: (561) 392-1991

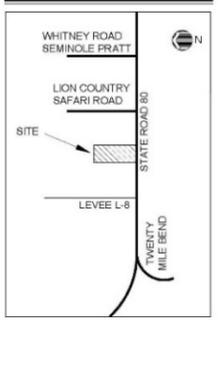
PLANNER & LANDSCAPE ARCHITECT: **URBAN DESIGN STUDIO**
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 PHONE: (561) 366-1100

ENVIRONMENTAL: **EW CONSULTANTS, INC.**
 2581 METROCENTRE BLVD., STE. 1
 WEST PALM BEACH, FL 33407
 PHONE: (561) 291-7950

LEGEND:

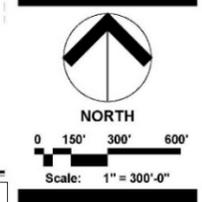
AC. = ACRES
 BLDG. = BUILDING
 D.E. = DRAINAGE EASEMENT
 E.O.W. = EDGE OF WATER
 PG. = PAGE
 O.R.B. = OFFICIAL RECORD BOOK
 L.B. = LANDSCAPE BUFFER
 L.M.E. = LAKE MAINTENANCE EASEMENT
 MIN. = MINIMUM
 S.B. = SETBACK
 S.F. = SQUARE FEET
 R. = RADIUS
 R/W. = RIGHT OF WAY
 TYP. = TYPICAL
 U.E. = UTILITY 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



MP-1

of 4

Artistry Lakes
 Village of Wellington, Florida
 Master Plan