

Artistry Lakes

STAFF REPORT

Petition Numbers:	Comprehensive Plan Amendment 2025-0004-CPA Ordinance No. 2026-04
	Rezoning 2025-0005-REZ Ordinance No. 2026-05
	Master Plan 2025-0003-MP Resolution No. R2026-02
Applicant/Owner:	KH Artistry Lakes 4807 PGA Boulevard Palm Beach Gardens, FL 33418
Agents:	Lentzy Jean-Louis Urban Design Studio 610 Clematis Street Suite CU-02 West Palm Beach, FL 33401
	John K. "Jack" Rice Gunster 777 S. Flagler Drive Suite 500 East West Palm Beach, FL 33401
PCNs:	00404327000001010 and 3010 00404322000005000 and 7010
Current Future Land Use Designation (FLUM):	Palm Beach County Low Residential – 2 (PBC LR-2)
Proposed FLUM Designation:	Residential C (1.0-3.01 du/ac)
Current Zoning Designation:	PBC Planned Unit Development (PBC PUD)
Proposed Zoning Designation:	PUD
Acreage:	446.14 acres +/-
Project Manager:	Kelly Ferraiolo, Senior Planner KFerraiolo@wellingtonfl.gov

(561) 753-5268

Location/Map: The subject property is approximately 1.75 miles west of the Seminole Pratt Whitney Road and Southern Boulevard intersection.



Surrounding Uses:

	Existing Use	Land Use	Zoning
North	Residential	PBC RR-5	PBC AR
South	Stormwater Treatment Area (STA)		
East	Agricultural	PBC RR-5	PBC AR
West	Residential	PBC LR-2	PBC PUD

Boards, Council:

Meeting	Notice Date	Meeting Date	Vote
PZAB	1/6/2026	1/21/2026	Pending
Village Council	1/26/2026	2/10/2026	Pending
Village Council	2/23/2026	3/10/2026	Pending

REQUESTS:

The Applicant is requesting a Rezoning and a Master Plan for the 446.14-acre property for the development of the Artistry Lakes PUD, with a total of 579 single-family dwelling units. A Comprehensive Plan Map Amendment, initiated by staff, is also being requested as the property is in the process of a Uniform Method

Annexation into Wellington's boundaries, and a Wellington Future Land Use Map (FLUM) designation is required. The specific requests are presented below.

Ordinance No. 2026-04 – Comprehensive Plan Map Amendment (Petition 2025-0004-CPA); Village-initiated: To amend the FLUM Designation of the 446.14-acre property from Palm Beach County Low Residential – 2 (PBC LR-2) to Wellington Residential C (1.01-3.0 du/ac).

Ordinance No. 2026-05 – Rezoning (Petition 2025-0005-REZ): To amend the Zoning Designation of the 446.14-acre property from Palm Beach County Planned Unit Development (PUD) to Wellington PUD.

Resolution No. 2026-02 - Master Plan (Petition 2025-0003-MP): To adopt the Artistry Lakes PUD Master Plan to replace the master plan approved by Palm Beach County. The proposed master includes 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 SR 80 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.

SITE HISTORY:

The subject property is currently used for agricultural (crops) purposes and consists of four (4) parcels. In 2024, Ordinance No. 2024-007 was approved by the PBC Board of County Commissioners (BCC) to change the Future Land Use Map designation from PBC Rural Residential, 1 unit/10 Acres (RR-10) to PBC Low Residential, 2 units/acre (LR-2). The subject property has a Low Residential, 2 units/acre (LR-2) Future Land Use Map (FLUM) designation and a Palm Beach County (PBC) Planned Unit Development (PUD) Zoning designation. A subsequent Rezoning application was approved (Resolution No. R2024-0414), which rezoned the property from PBC Agricultural Residential (AR) to PBC PUD and adopted the Lakehaven PUD Master Plan.

The current PUD master plan adopted by PBC BCC is approved for 534 residential dwelling units; 480 single-family detached dwelling units, and 54 townhouse dwelling units. Additionally, the master plan proposes 47,000 square feet of commercial office and retail adjacent to Southern Boulevard (State Road 80). In January 2026, Wellington began a Uniform Method Annexation of the subject property (Ordinance No. 2026-03). If annexation is approved by the Wellington Council, then a Wellington FLUM and Zoning designation must be applied to the property.

ANALYSIS - Comprehensive Plan Map Amendment:

Staff has initiated a Comprehensive Plan Map Amendment to amend the FLUM designation of the property from PBC LR-2 to Wellington Residential C. The request was reviewed for consistency with Wellington's Comprehensive Plan. Although the request complies with many goals, objectives, and policies (GOP) of the Wellington Comprehensive Plan beyond what is in this staff report, the staff analysis provides statements for only the most notable GOP.

Land Use & Community Design Element

Goal LU & CD 1- Land Uses: *Enhance the high quality of life through community design and appearance within Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown!*

Wellington will require that the approved Artistry Lakes PUD Master Plan comply with both the residential and commercial standards outlined in Objective LU&CD 1.1. The subject property will establish compatible land use arrangements using land use categories appropriate for the surrounding neighborhoods, districts, and commercial corridors.

Goal LU & CD 2- Neighborhoods & Districts: *Maintain a high quality of life through community design and appearance within Wellington's neighborhoods and districts.*

Wellington will ensure that the approved Artistry Lakes PUD Master Plan is consistent with the character and quality of other Wellington neighborhoods and districts, and ensure design and aesthetics are compatible internally and externally. The current master plan density is 1.2 d.u./ac, which is less than Wellington's average density of 2.6 d.u./ac. Further, the Wellington Architectural Review Board (ARB) will review all elevations, signage, and open space elements to ensure Goal LU&CD 2 is met.

Objective LU & CD 2.1- Neighborhoods & Districts: *Create vibrant, attractive streetscapes with appropriate materials and detailing, street trees and landscaping, streetlights, signage, furniture, and sidewalks to enhance the existing (or establish the) desired character of the neighborhood or district.*

The proposed Artistry Lakes PUD Master Plan creates a vibrant and attractive streetscape with appropriate materials, street trees, landscaping, and all other elements to enhance and establish the desired character of the neighborhood or district.

Policy LU&CD 2.1.4 Use Transitions *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high-intensity land uses are in proximity to single-family residential land use.*

Appropriate setbacks, landscape buffers, and height limitations will be reviewed and applied during the development review process to mitigate any potential impact from the proposed development.

Policy LU&CD 2.2.1- Preserve & Protect Character: *Preserve and protect the character of Wellington's diverse single-family neighborhoods by establishing a set of regulations and standards that maintain the existing development pattern, such as lot sizes, setbacks, landscaping, and design.*

The proposed Artistry Lakes PUD Master Plan establishes the same level of standards of existing neighborhood characteristics that make Wellington a desirable community. The proposed master plan establishes regulations that meet lot sizes, setbacks, landscaping, and design standards similar to other PUDs within Wellington, such as Olympia and Village Walk.

Goal LU & CD 3- Protect our Investment: *Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl,*

promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

The Artistry Lakes PUD Master Plan meets Wellington's development standards, including levels of service, as further described throughout this analysis. A design standard will be implemented to protect the character of surrounding land use and maintain a high standard of aesthetics by ensuring the architectural characteristics and appearance are similarly unique, consistent, and compatible with the neighboring properties. This will be achieved by meeting similar densities, elevations, and open spaces to the surrounding land uses.

Parks and Recreation Element

Policy PR 1.1.7 Open Space & Recreation Requirements *Enforce open space and recreation requirements for development, such as:*

1. *Amount of open space and recreation land and facilities required on a per unit basis.*
2. *Types of land eligible to be counted toward open space and recreation calculations.*
3. *Types of facilities eligible to be counted to offset open space and recreation requirements.*
4. *Options for cash in lieu of land dedication.*
5. *Design alternatives that will allow the clustering of development to avoid negative impacts on environmentally sensitive lands and encourage the preservation of open space.*

Per Section 6.5.2.E of Wellington's LDR, all Planned Developments that have a residential component shall be subject to land dedications or payment in lieu of fees, in addition to any impact fees required at building permit for parks and recreation facilities, as well as civic facilities. The developer shall provide five (5) acres of property for park and recreational facilities and one (1) acre of civic facilities, each 1,000 of the population proposed for the project. Based on the proposed 579 units, the project is required to dedicate 8.22 acres of park and recreational land and 1.64 acres of civic land. The developer is proposing to dedicate the 3.78-acre Pod C and the 9.07-acre Pod D to meet the parks and recreational facility requirement, and the 4.0-acre Pod B, a public civic pod, which will exceed the LDR requirement. Dedication requirements will be included in the conditions of approval of the Master Plan Resolution No. R2026-02.

Education Element

Objective ED 3.2 School Facility Coordination *Continue to coordinate the development approvals and planning for school facilities.*

Community Partnership

Objective CP1.3 Land Development Coordination *Continue to implement the Village's development review processes for communication and coordination with local jurisdictions and other public agencies to address potential impacts of development.*

The applicant is required to notify the School Board of Palm Beach County of the proposed development and request a School Capacity Availability Determination (SCAD) letter. The School District reviews the potential impact the proposed development has on public school facilities and the available capacity and utilization percentage based on the evaluation of the most current School District's Five-Year Enrollment Projections. A SCAD Letter and potential impact were provided for the proposed the Artistry Lakes PUD at 579 single-family dwelling units. Saddle Trails Elementary School, Wellington Landings Middle School, and Wellington High School will serve the development. The SCAD letters determined that there would be a negative impact on the public schools at the high school level. The table below identifies the number of students projected to be generated per school, the available capacity at the school, and the overall utilization percentage:

	Saddle View Elementary School	Wellington Landings Middle School	Wellington High School
New Students Generated	92	47	66
Available Capacity	13	229	-127
Utilization Percentage	99%	86%	105%

To address the school capacity impact of this proposed development at the district high school level, the School District has recommended that the development contribute to the District \$1,038.906. The local government may incorporate this condition in the development approvals. A SCAD Letter was also submitted for the PBC approved Lakehaven PUD which recommended a contribution of \$977,242. Being that PBC did not include the contribution in the original approvals, Wellington will only require contribution for the difference between the two SCAD Determinations which is \$61,664. This condition is included as part of the Master Plan Amendment, Resolution No. R2026-02 and shall be paid to the District prior to the issuance of the first building permit. The school capacity contribution is intended to supplement the required school impact fees imposed by Palm Beach County.

Mobility Element

Policy MB 1.1.2 Development Impact on Roadway LOS *Development orders shall only be issued if the proposed development will not cause roadway levels of service to fall below the adopted LOS targets or ROW modifications are proposed to mitigate impacts and maintain the target LOS.*

A Traffic Generation Statement was reviewed by Wellington's Traffic Engineer, Pinder Troutman Consulting, Inc, and provided as Exhibit H to the staff report. Palm Beach County Traffic Performance Standard approval letter will be required. Wellington's Traffic Engineer has determined that the proposed development meets the Traffic Performance Standards of Wellington. The property owner will be required to construct the improvements at their site driveways on Southern Boulevard (SR 80). Construction shall begin prior to the first building permit and shall be complete prior to the first certificate of occupancy. Detailed requirements per roadway/driveway modification have been included as conditions of approval of Resolution No. R2026-02, but are summarized below:

- Westbound right turn lanes at both driveways;
- An eastbound left turn lane at the western driveway; and
- Close the existing eastbound left turn lane at the eastern driveway and close the existing median opening on SR 80.

Policy MB 2.1.1 Access Management *Enforce standards and a review process to control roadway access points, on-site traffic flow, and on-site parking for access management, including the requirement of joint access drives for adjacent uses, the spacing and design of driveway curb cuts, the spacing and design of median openings, the provision of service roads.*

Policy MB 2.1.3 Connectivity *Require proposed new developments to include internal connections with existing and proposed collectors and adjacent properties to increase connectivity and reduce traffic impacts on Wellington's major thoroughfares.*

As mentioned previously, various modifications are required at the project site driveways. Preliminary approval from FDOT was granted for two (2) access drives along SR 80. The developer will be required to provide a signal warrant analysis for the western driveway. If it is determined that signalization is warranted, the signal shall be constructed by the applicant. No internal vehicular connection is proposed to the neighboring properties; however, a pedestrian connection to the trail within Arden will be constructed.

ANALYSIS – REZONING AND MASTER PLAN

As indicated above, the Applicant is requesting: 1) a Rezoning to change Wellington's Official Zoning Map for the 446.14-acre property from PBC PUD to PUD, and 2) approval of a Master Plan (MP) to create the Artistry Lakes PUD Master Plan with a total of 579 single-family dwelling units. The Rezoning and MP applications were reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR) and are found consistent with the following:

A. That the proposed request is consistent with all elements of the Comprehensive Plan.

See analysis above.

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

The purpose and intent of the PUD is to provide flexible regulations and development standards for projects that are primarily residential. The project must demonstrate that the proposed flexible regulations have a benefit and overall compatibility with the community. A Project Standards Manual (PSM) was provided and included as Exhibit C of Resolution No. R2026-02. A PSM is the governing document, in addition to the master plan and site plan, for a planned development that provides all regulations for the proposed development as required by Section 6.5.2.C and 6.5.4.E of the LDR. The PSM is adopted by resolution and provides design standards, landscape requirements, circulation, setbacks, etc., for a planned development. The developer has requested the following flexible regulations and deviations within the PSM. Staff has provided an analysis and recommendation for each request:

Deviations:

	LDR Required Side Setbacks	Proposed Side Setbacks
Single-Family Residence	7.5 feet	5 feet
Screen	7.5 feet	5 feet
Pool	10.5 feet	7 feet

- Minimum Lot Widths and Setbacks:*** Table 6.3-1, General Property Development Regulations, provides minimum lot sizes and setbacks, and maximum FAR and building coverage for each zoning district. The minimum lot size and setbacks for PUDs are determined by the approved development order. The applicant is requesting 258 lots that are 60 feet wide. Although there are no lot standards for PUDs, 60 feet is smaller than the minimum lot dimensions in other residential districts, which is 65 feet. These lots will have a minimum depth of 130 feet, making up for the reduced width. The applicant is also requesting a reduction of setbacks for the 60-foot and 70-foot-wide lots for the principal structures. Other PUDs within Wellington offer smaller lot sizes, including Olympia. Although these properties are zero-lot line properties, the applicant is also requesting reduced setbacks to meet the minimum building separation requirement of 10 feet. Instead of offering zero-lot line properties with a 10-foot minimum separation on one side, and a zero setback on the other side, the reduced setback is 5 feet from both sides.
- Screen Enclosure and Pool Setback Deviation:*** Per Article 6 of the LDR, on single-family lots, screen enclosures are to have a minimum side setback of 7.5 feet, and pools have a minimum side setback of 10.5 feet. The applicant is requesting a reduction of 2.5 feet for the side setbacks for both screen enclosures and pools for the 60-foot and 70-foot-wide lots only. The reduction will allow for the screen enclosure to align with the principal structure. Setbacks of a screen enclosure and pool generally follow a three (3) foot separation to allow for an adequate pathway around the pool. If the reduction is allowed, the reduced setbacks will follow the intent of the code.

3. **PUD Housing Types:** Section 6.5.5.C of Wellington's LDR requires PUDs over 75 acres of 300 dwelling units provide at least two housing types. The applicant is proposing only single-family units, but will offer various sizes, models, and elevations. The 60-foot and 70-foot wide lots will function as a zero-lot line property as the separation of 10 feet between dwellings is the same as a zero-lot line.

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

The project abuts Arden PUD to the west, PBC Rural Residential to the north, across from the future expansion of Okeechobee Boulevard, agricultural property to the east, and the Stormwater Treatment Area to the south. The property was recently granted a PUD zoning designation by PBC. Wellington is simply assigning a Wellington PUD zoning designation to the project.

D. That the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The PUD has been designed with lakes and tree preservation areas along the perimeter of the project. Landscape buffers will be required to be installed along all property boundaries, even where neighboring buffers exist. A 250-foot-wide FPL Easement with powerlines runs along the entire west side of the property, abutting Arden PUD, providing significant separation. The public civic and recreation pods are located on the north and south, with access from SR 80 and the future Okeechobee Boulevard extension.

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

The properties were recently annexed into Wellington. The adoption of an annexation only results in a change to the municipal boundary. The approval does not provide entitlements, an amendment to the Future Land Use Map designation, or the Zoning designation. Under the provisions of Chapter 171 of the Florida Statutes, the land use and zoning designations for annexed properties remain under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area onto its maps. The proposed Land Use (Residential C) and Zoning Designation (PUD) are comparable to the project's existing PBC designations (LR-2 and PUD).

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

The site is currently used for low-intensity agricultural purposes and is mostly cleared of vegetation. The proposed layout of the PUD considers onsite wetlands and preserves native vegetation by allocating three (3) tree preservation areas throughout the project, which will be required to be maintained in perpetuity. There are no adverse impacts on environmentally sensitive areas.

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

Palm Beach County approved the Lakehaven PUD for this property in 2024, which allowed 534 residential dwelling units and 47,000 square feet of commercial office and retail. The properties were annexed into Wellington in 2026. The proposed Artistry Lakes PUD removes the commercial office and retail and increases the residential to 579 residential dwelling units, which is consistent with and is well below the Arden PUD located to the west, approved for up to 2,420 residential dwelling units. The proposed master plan results in a logical and orderly development pattern that will have a density of 1.3 du/ac, which is comparable to the adjacent Arden PUD with a density of 1.93 du/ac.

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

Not applicable as there is no neighborhood plan for this area.

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

The project is not within Wellington's Urban Service Area and will be serviced by Palm Beach County Water Utilities (PBCWUD). A letter was provided by PBCWUD confirming the capacity to provide the level of service required for the development, subject to a Capacity Reservation Agreement.

The School District has recommended that the development contribute \$61,664.00 to the District, which has been included in the conditions of approval of the Master Plan Resolution.

Wellington's Traffic Consultant has determined this project meets the Traffic Performance Standards and adopted Level of Service. No building permits are to be issued for more than 523 single-family units, unless a traffic study that addresses the entire 579 single-family units is approved.

Roadway improvements will be required and included in the Conditions of Approval of the Master Plan resolution.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations, as presented. The staff analysis concludes that a finding of fact that the proposed requests comply with the requirements for a Comprehensive Plan Map Amendment, Rezoning, and Master Plan is supported. Conditions of approval for the Master Plan are recommended in Resolution No. R2026-02.

Lists of Exhibits:

Exhibit A – Current Future Land Use Map

Exhibit B – Proposed Future Land Use Map

Exhibit C – Current Zoning Map

Exhibit D – Proposed Zoning Map

Exhibit E – Artistry Lakes PUD Master Plan

Exhibit F – Circulation Plan

Exhibit G – Conceptual Site Plan

Exhibit H – Traffic Generation Statement

Exhibit I – FDOT Access Letter

Exhibit J – Wellington Traffic Engineer Approval Letter

Exhibit K – Palm Beach County Water Utilities Department Letter

Exhibit L – SCAD Letter

Exhibit M – Justification Statement