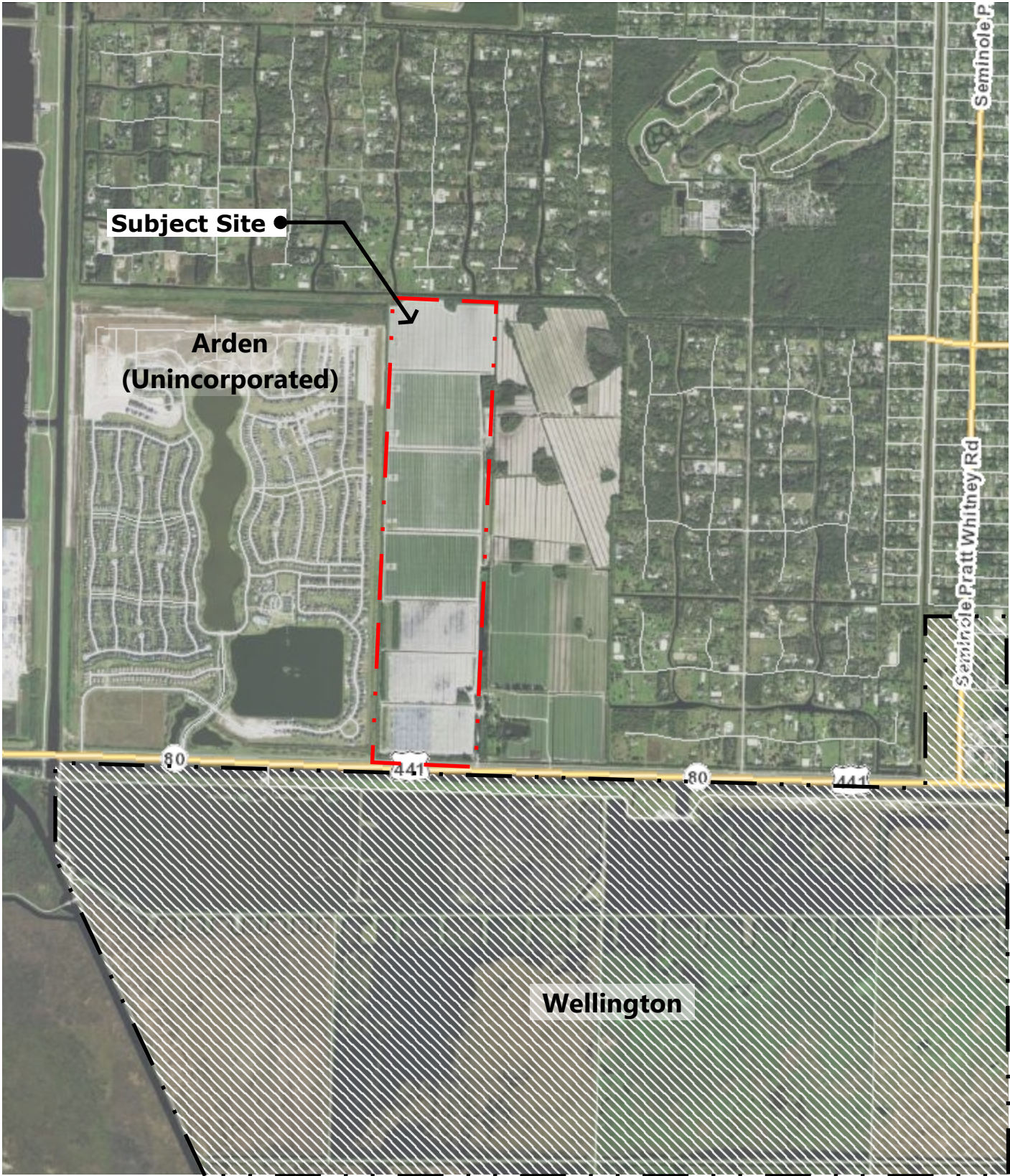


Artistry Lakes PUD Feasibility Study  
Exhibit A: Boundary Map





Artistry Lakes PUD Feasibility Study  
Exhibit B: Adjacent Municipalities





## Exhibit C

### Property Owners of Record

Parcel Number	Property Owner Name	Parcel Number
1	KH ARTISTRY LAKES LLC	00-40-43-22-00-000-5000
2	KH ARTISTRY LAKES LLC	00-40-43-22-00-000-7010
3	KH ARTISTRY LAKES LLC	00-40-43-27-00-000-3010
4	KH ARTISTRY LAKES LLC	00-40-43-27-00-000-1010



## **Exhibit D**

CFN 20250080038  
OR BK 35595 PG 278  
RECORDED 3/7/2025 9:58 AM  
AMT: \$36,612,000.00  
DEED DOC \$256,284.00  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 278 - 280; (3pgs)

**Prepared By and Return To:**  
SCOTT A. COOKSON, ESQ.  
SHUFFIELD, LOWMAN & WILSON, P.A.  
1000 LEGION PLACE, SUITE 1700  
ORLANDO, FL 32801  
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-3010 and  
00-40-43-22-00-0500

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, executed the 3<sup>rd</sup> day of March, 2025, by **FLEMING PROPERTIES, LLC**, a Colorado limited liability company ("**Grantor**"), having an address of Post Office Box 548, Pompano Beach, Florida 33061, in favor of **KH ARTISTRY LAKES LLC**, a Florida limited liability company ("**Grantee**"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.

### **WITNESSETH:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]




## Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

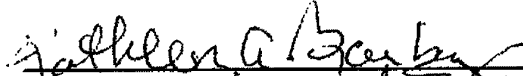
Signed, sealed and delivered  
in the presence of:

GRANTOR:

FLEMING PROPERTIES, LLC,  
a Colorado limited liability company

  
Print Name: MARY E. CORNELIUS  
Address: 3800 NW 14th St. #190  
Sumner, CO 33323

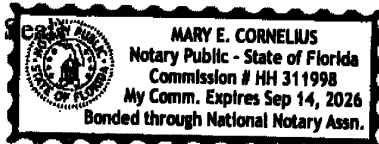
By:   
Print Name: John C. Fleming  
Title: SOLE MEMBER

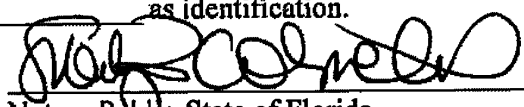
  
Print Name: Kathleen A. Barber  
Address: 3800 NW 14th St. Suite 190  
Sumner, FL 33323

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2025, by John C. Fleming, the sole Member of FLEMING PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company. She/He ☐ is personally known to me or ☒ has produced FL. Drivers License as identification.

(Notary Seal)



  
Notary Public-State of Florida

Print Name: \_\_\_\_\_  
My Commission No: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



## **Exhibit D**

### **Exhibit "A"**

#### **Property**

##### **Parcel 1:**

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, thence North 89°08'03" West, a distance of 1063.98 feet to a point, said point also being the Point of Beginning; thence South 01°02'39" West, a distance of 6,997.63 feet to point on the North Right-of-Way line for State Road 80 (Southern Boulevard) as shown on the State of Florida Right-of-Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said Right-of-Way line, a distance of 1,091.00 feet to the Southeast corner of Arden P.U.D. Plat 1, as recorded in Plat Book 122, Page 32, of the Public Records of Palm Beach County, Florida; thence North 01°02'36" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 34 and 780.00 feet East of as measured at right angles to the West line of said Section 34, a distance of 3,362.44 feet; thence North 01°02'42" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 27 and 780.00 feet East of as measured at right angles to the West line of said Section 27, a distance of 3,621.53 feet; thence South 89°08'03" East, along a line 1660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1090.94 feet to the Point of Beginning.

##### **Parcel 2:**

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27, thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the plat thereof, as recorded in Plat Book 35, Pages 34 through 39, inclusive, of the Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the Plat of Fox Trail, according to the plat thereof, as recorded in Plat Book 31, Pages 157 through 162, inclusive, of the said Public Records; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 2,516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence, South 01°05'36" West, along said line, a distance of 1,057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1,077.84 feet to the Point of Beginning; thence continue North 89°04'57" West, along said line, a distance of 1,077.08 feet; thence North 01°05'36" East, along a line parallel with and 780.00 feet Easterly of as measured at right angles to the West line of said Section 27, a distance of 1,667.99 feet; thence, North 00°19'35" West, along a line parallel with and 780.00 feet Easterly of, as measured at right angles to, the West line of said Section 22, a distance of 352.81 feet to the South line of said Plat of Deer Run; thence South 89°04'57" East, along said line, a distance of 1,085.82 feet; thence South 01°05'36" West, a distance of 2,020.72 feet to the Point of Beginning.



## **Exhibit D**

CFN 20250008628

OR BK 35483 PG 1816

RECORDED 1/8/2025 2:22 PM

AMT: \$8,100,000.00

DEED DOC \$56,700.00

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs: 1816 - 1818; (3pgs)

PREPARED BY AND RETURN TO:

Scott A. Cookson, Esq.

Shuffield, Lowman & Wilson, P.A.

1000 Legion Place, Suite 1700

Orlando, Florida 32801

Tax I.D. No.: 00-40-43-22-00-000-7010

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, executed the 26<sup>th</sup> day of December, 2024, by **LORNCO FARMS LLC**, a Florida limited liability company ("**Grantor**"), having an address of 631 U.S. Highway 1, Suite 409, North Palm Beach, Florida, 33408, in favor of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company ("**Grantee**"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.

### **WITNESSETH:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]



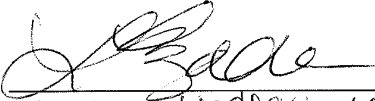
## Exhibit D


**IN WITNESS WHEREOF**, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.


Signed, sealed and delivered  
in the presence of:

GRANTOR:

**LORNCO FARMS LLC**, a Florida limited liability company

  
Print Name: Lindsay Wozniak  
Address: 500 US Highway 1  
NORTH PALM BEACH, FL 33408

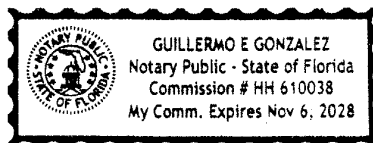
  
Print Name: Brendan Kelly  
Address: 501 US Highway 1  
NORTH PALM BEACH, FL 33408

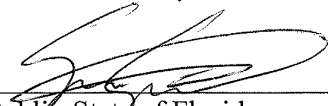
  
By: \_\_\_\_\_  
Print Name: Donald W. Stevenson  
Title: Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26<sup>th</sup> day of December, 2024, by Donald W. Stevenson, the Manager of **LORNCO FARMS LLC**, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced DL FL 647226 as identification.

(Notary Seal)



  
Notary Public-State of Florida  
Print Name: GUILLERMO E GONZALEZ  
My Commission No: HH 610038  
My Commission expires: NOV 6, 2028

## **Exhibit D**

### **Exhibit "A"**

#### **Property**

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27; thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the map or plat thereof as recorded in Plat Book 35, Pages 34 through 39, inclusive, Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the plat of Fox Trail, according to the map or plat thereof as recorded in Plat Book 31, Pages 157 through 162, inclusive, Public Records of Palm Beach County, Florida; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said section 27; thence, North 89°04'57" West, along said line, a distance of 2516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; said point also being the Point of Beginning; thence, South 01°05'36" West, along said line, a distance of 1057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1077.84 feet to a point on a line parallel with and 1857.07 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence North 01°05'36" East, along said line, a distance of 2020.72 feet to the South line of said plat of Deer Run; thence, South 89°04'57" East, along said line, a distance of 1077.84 feet; thence, South 01°05'36" West, a distance of 963.47 feet to the Point of Beginning.



## **Exhibit D**

CFN 20250056665

OR BK 35558 PG 1134

RECORDED 2/18/2025 2:07 PM

AMT: \$0.00

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs: 1134 - 1137; (4pgs)

PREPARED BY AND RETURN TO:

Scott A. Cookson, Esq.

Shuffield, Lowman & Wilson, P.A.

1000 Legion Place, Suite 1700

Orlando, Florida 32801

Tax I.D. No.: 00-40-43-22-00-000-7010

**THIS INSTRUMENT EVIDENCES A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM A SUBSIDIARY ENTITY TO ANOTHER SUBSIDIARY ENTITY OF THE SAME PARENT ENTITY WHEREIN THE BOOKS OF THE SUBSIDIARY ENTITY WILL REFLECT THAT IT HAS DIVIDENDED THE PROPERTY UP TO ITS PARENT. PURSUANT TO CRESCENT MIAMI CENTER, LLC V. DEP'T OF REVENUE, SC03-2063, MAY 19, 2005, AND TECHNICAL ASSISTANCE ADVISEMENT 06B4-005, THE TRANSFER IS EXEMPT FROM FLORIDA'S DOCUMENTARY STAMP TAX.**

**IN ADDITION, THIS SPECIAL WARRANTY DEED IS BEING GIVEN TO CORRECT THE NAME OF THE GRANTEE ON THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 35483, PAGE 1816, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WHICH INCORRECTLY DESIGNATED KOLTER GROUP ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE GRANTEE WHEN IT SHOULD HAVE BEEN KH ARTISTRY LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY.**

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE, executed the 7<sup>th</sup> day of February, 2025, by KOLTER GROUP ACQUISITIONS LLC, a Florida limited liability company ("Grantor"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444, in favor of KH ARTISTRY LAKES LLC, a Florida limited liability company ("Grantee"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.**

### **W I T N E S S E T H:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

## **Exhibit D**

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]



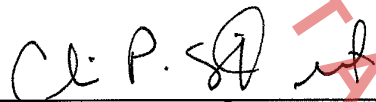
## Exhibit D


IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

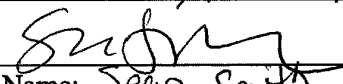
Signed, sealed and delivered  
in the presence of:

GRANTOR:

**KOLTER GROUP ACQUISITIONS LLC,**  
a Florida limited liability company

  
Print Name: Chris Schmitt  
Address: 4807 PGA Blvd Palm  
Palm Beach Gardens, FL 33418

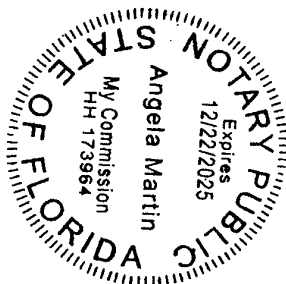
By:   
Robert Rademacher  
Authorized Signatory  
Date: 2/7/25


  
Print Name: Sean Smith  
Address: 4807 PGA Blvd  
Palm Beach Gardens, FL 33418

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7<sup>th</sup> day of February, 2025, by Robert Rademacher, Authorized Signatory of **KOLTER GROUP ACQUISITIONS LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
My Commission No: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

## **Exhibit D**

### **Exhibit "A"**

#### **Property**

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27; thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the map or plat thereof as recorded in Plat Book 35, Pages 34 through 39, inclusive, Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the plat of Fox Trail, according to the map or plat thereof as recorded in Plat Book 31, Pages 157 through 162, inclusive, Public Records of Palm Beach County, Florida; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said section 27; thence, North 89°04'57" West, along said line, a distance of 2516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; said point also being the Point of Beginning; thence, South 01°05'36" West, along said line, a distance of 1057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1077.84 feet to a point on a line parallel with and 1857.07 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence North 01°05'36" East, along said line, a distance of 2020.72 feet to the South line of said plat of Deer Run; thence, South 89°04'57" East, along said line, a distance of 1077.84 feet; thence, South 01°05'36" West, a distance of 963.47 feet to the Point of Beginning.



## **Exhibit D**

CFN 20250080038  
OR BK 35595 PG 278  
RECORDED 3/7/2025 9:58 AM  
AMT: \$36,612,000.00  
DEED DOC \$256,284.00  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 278 - 280; (3pgs)

**Prepared By and Return To:**  
SCOTT A. COOKSON, ESQ.  
SHUFFIELD, LOWMAN & WILSON, P.A.  
1000 LEGION PLACE, SUITE 1700  
ORLANDO, FL 32801  
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-3010 and  
00-40-43-22-00-0500

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, executed the 3<sup>rd</sup> day of March, 2025, by **FLEMING PROPERTIES, LLC**, a Colorado limited liability company ("**Grantor**"), having an address of Post Office Box 548, Pompano Beach, Florida 33061, in favor of **KH ARTISTRY LAKES LLC**, a Florida limited liability company ("**Grantee**"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.

### **WITNESSETH:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

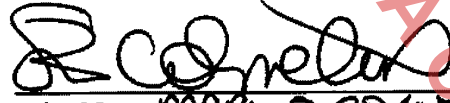
## Exhibit D

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

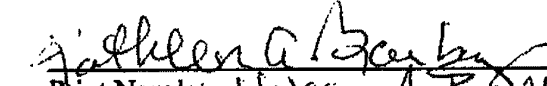
FLEMING PROPERTIES, LLC,  
a Colorado limited liability company

  
Print Name: MARY E. CORNELIUS  
Address: 3800 NW 14th St. #190  
Summit, CO 33323

By:

  
Print Name: John C. Fleming

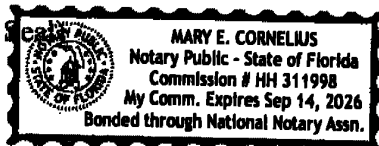
Title: SOLE MEMBER

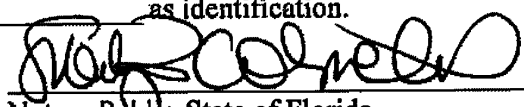
  
Print Name: Kathleen A. Breen  
Address: 3800 NW 14th St. #190  
Summit, CO 33323

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2025, by John C. Fleming, the sole Member of FLEMING PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company. She/He ☐ is personally known to me or ☒ has produced Dr. Drivers License as identification.

(Notary



  
Notary Public-State of Florida

Print Name: \_\_\_\_\_

My Commission No: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

## **Exhibit D**

### **Exhibit "A"**

#### **Property**

##### **Parcel 1:**

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, thence North 89°08'03" West, a distance of 1063.98 feet to a point, said point also being the Point of Beginning; thence South 01°02'39" West, a distance of 6,997.63 feet to point on the North Right-of-Way line for State Road 80 (Southern Boulevard) as shown on the State of Florida Right-of-Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said Right-of-Way line, a distance of 1,091.00 feet to the Southeast corner of Arden P.U.D. Plat 1, as recorded in Plat Book 122, Page 32, of the Public Records of Palm Beach County, Florida; thence North 01°02'36" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 34 and 780.00 feet East of as measured at right angles to the West line of said Section 34, a distance of 3,362.44 feet; thence North 01°02'42" East, along the East line of said Arden P.U.D. Plat 1, and parallel with the West line of said Section 27 and 780.00 feet East of as measured at right angles to the West line of said Section 27, a distance of 3,621.53 feet; thence South 89°08'03" East, along a line 1660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1090.94 feet to the Point of Beginning.

##### **Parcel 2:**

A parcel of land lying in Sections 22 and 27, Township 43 South, Range 40 East, Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Section 27, thence South 44°04'57" East, along the Southwesterly line of Deer Run, according to the plat thereof, as recorded in Plat Book 35, Pages 34 through 39, inclusive, of the Public Records of Palm Beach County, Florida, a distance of 311.14 feet to the West line of the Plat of Fox Trail, according to the plat thereof, as recorded in Plat Book 31, Pages 157 through 162, inclusive, of the said Public Records; thence South 00°58'44" West, along said line, a distance of 383.46 feet to a point on a line parallel with and 603.47 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 2,516.83 feet to a point on a line parallel with and 2934.91 feet Easterly of, as measured at right angles to, the West line of said Section 27; thence, South 01°05'36" West, along said line, a distance of 1,057.25 feet to a point on a line parallel with and 1660.71 feet Southerly of, as measured at right angles to, the North line of said Section 27; thence, North 89°04'57" West, along said line, a distance of 1,077.84 feet to the Point of Beginning; thence continue North 89°04'57" West, along said line, a distance of 1,077.08 feet; thence North 01°05'36" East, along a line parallel with and 780.00 feet Easterly of as measured at right angles to the West line of said Section 27, a distance of 1,667.99 feet; thence, North 00°19'35" West, along a line parallel with and 780.00 feet Easterly of, as measured at right angles to, the West line of said Section 22, a distance of 352.81 feet to the South line of said Plat of Deer Run; thence South 89°04'57" East, along said line, a distance of 1,085.82 feet; thence South 01°05'36" West, a distance of 2,020.72 feet to the Point of Beginning.



## **Exhibit D**

CFN 20250079970  
OR BK 35595 PG 84  
RECORDED 3/7/2025 9:37 AM  
AMT: \$30,100,000.00  
DEED DOC \$210,700.00  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 84 - 86; (3pgs)

**PREPARED BY AND RETURN TO:**

SCOTT A. COOKSON, ESQ.  
SHUFFIELD, LOWMAN & WILSON, P.A.  
1000 LEGION PLACE, SUITE 1700  
ORLANDO, FLORIDA 32801  
407-581-9800

Tax I.D. No.: 00-40-43-27-00-000-1010

**SPECIAL WARRANTY DEED**

THIS INDENTURE, executed the 3<sup>rd</sup> day of March 2025, by TRIUM INVESTMENTS LLC, a Florida limited liability company ("Grantor"), having an address of 11924 Forest Gill Boulevard, 10A-176, Wellington, Florida 33414, in favor of KH ARTISTRY LAKES LLC, a Florida limited liability company ("Grantee"), having an address of 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.

**WITNESSETH:**

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO Taxes and assessments for the year 2025 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

AND GRANTOR covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor.

[Signature Page Follows]

**Exhibit D**

**IN WITNESS WHEREOF**, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**TRIUM INVESTMENTS LLC**, a Florida  
limited liability company

[Signature]  
Print Name: Justin Broadshad  
Address: 525 Okeechobee Blvd S-1200  
West Palm Beach FL 33401

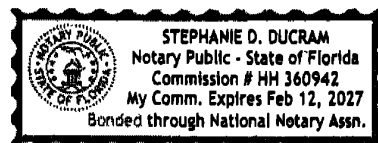
By: [Signature]  
Print Name: Robin Fleming  
Title: Manager

[Signature]  
Print Name: Stephanie D Ducram  
Address: 525 Okeechobee Blvd H/200  
West Palm Beach, FL 33401

STATE OF Florida )  
COUNTY OF Palm Beach ) ss.

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 20th day of February, 2025, by Robin Fleming, the  
Manager of **TRIUM INVESTMENTS LLC**, a Florida limited liability  
company, on behalf of the company. He/She ☐ is personally known to me or ☒ has produced  
FL DL as identification.

(Notary Seal)



[Signature]  
Notary Public-State of Florida  
Print Name: Stephanie D Ducram  
My Commission No: HH 360942  
My Commission expires: 2/12/2027

## **Exhibit D**

### **Exhibit "A"**

#### **Property**

A parcel of land lying in Section 27 and 34, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence North 89°08'03" West, along the North line of said Section 27, a distance of 2,295.07 feet; thence South 01°02'36" West, a distance of 1,660.72 feet to a line parallel with and 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, said point also being the Point of Beginning; thence continue South 01°02'36" West, a distance of 7,010.97 feet to a point on the North right of way line for State Road 80 (Southern Blvd.) as shown on State of Florida Right of Way Map Section 93120-2515, dated May, 1984; thence North 88°24'56" West, along said right of way line, a distance of 1,064.13 feet; thence North 01°02'39" East, a distance of 6,997.63 feet; thence South 89°08'03" East along a line 1,660.71 feet South of, as measured at right angles to, the North line of said Section 27, a distance of 1,063.98 feet to the Point of Beginning.



PBCWUD • emyers / GIS • 4/17/2025 • W:\GIS\Data Request\Wellington - Arden

## EXHIBIT E



This data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user. The County makes no warranties, express or implied, as to the use of the data. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.

## Artistry Lakes PUD Water and Sewer Pressure Mains

— Potable Water  
— Sewage

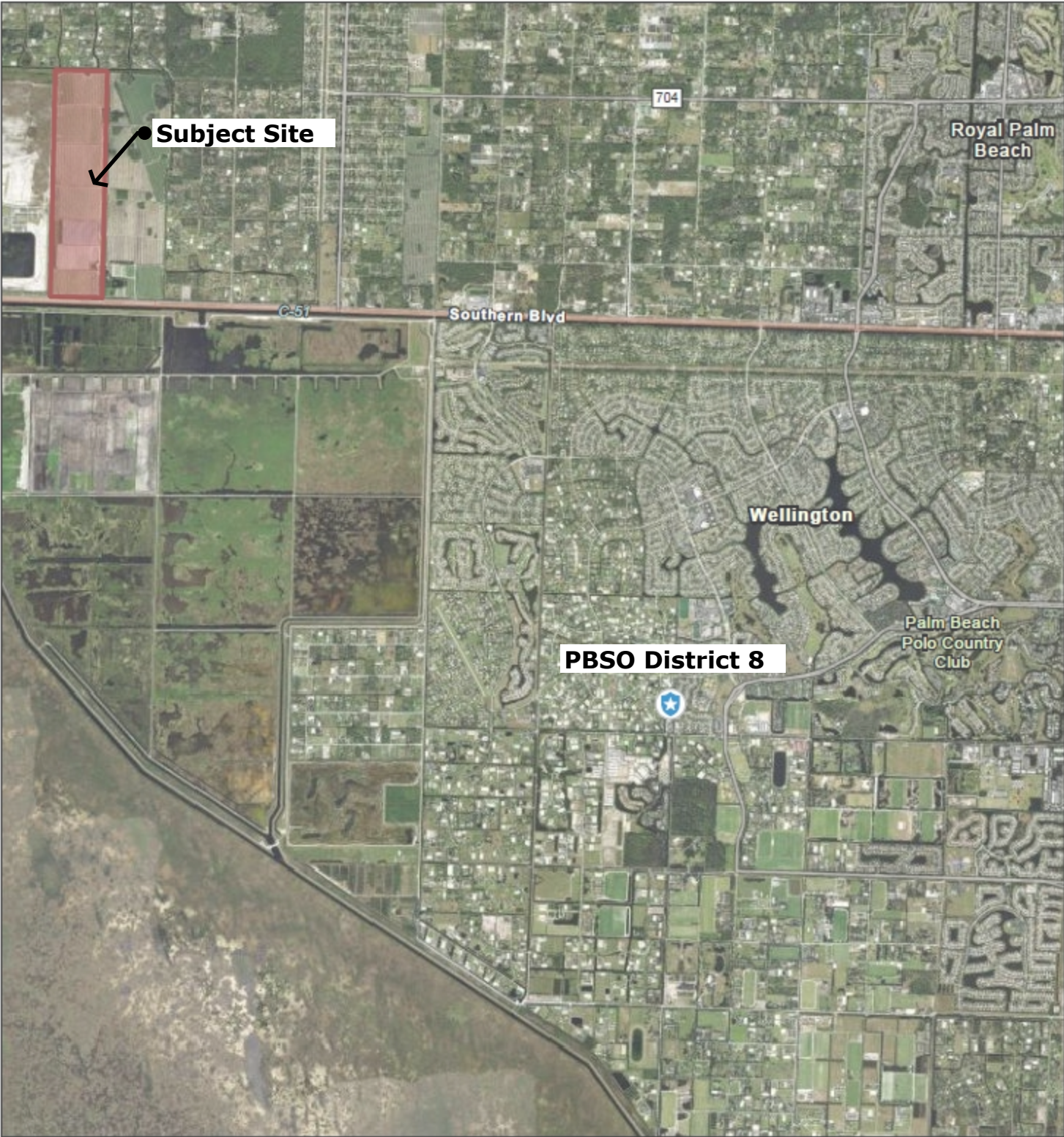


0 500 1,000  
Feet





Artistry Lakes PUD Feasibility Study  
Exhibit F-1: Police Station

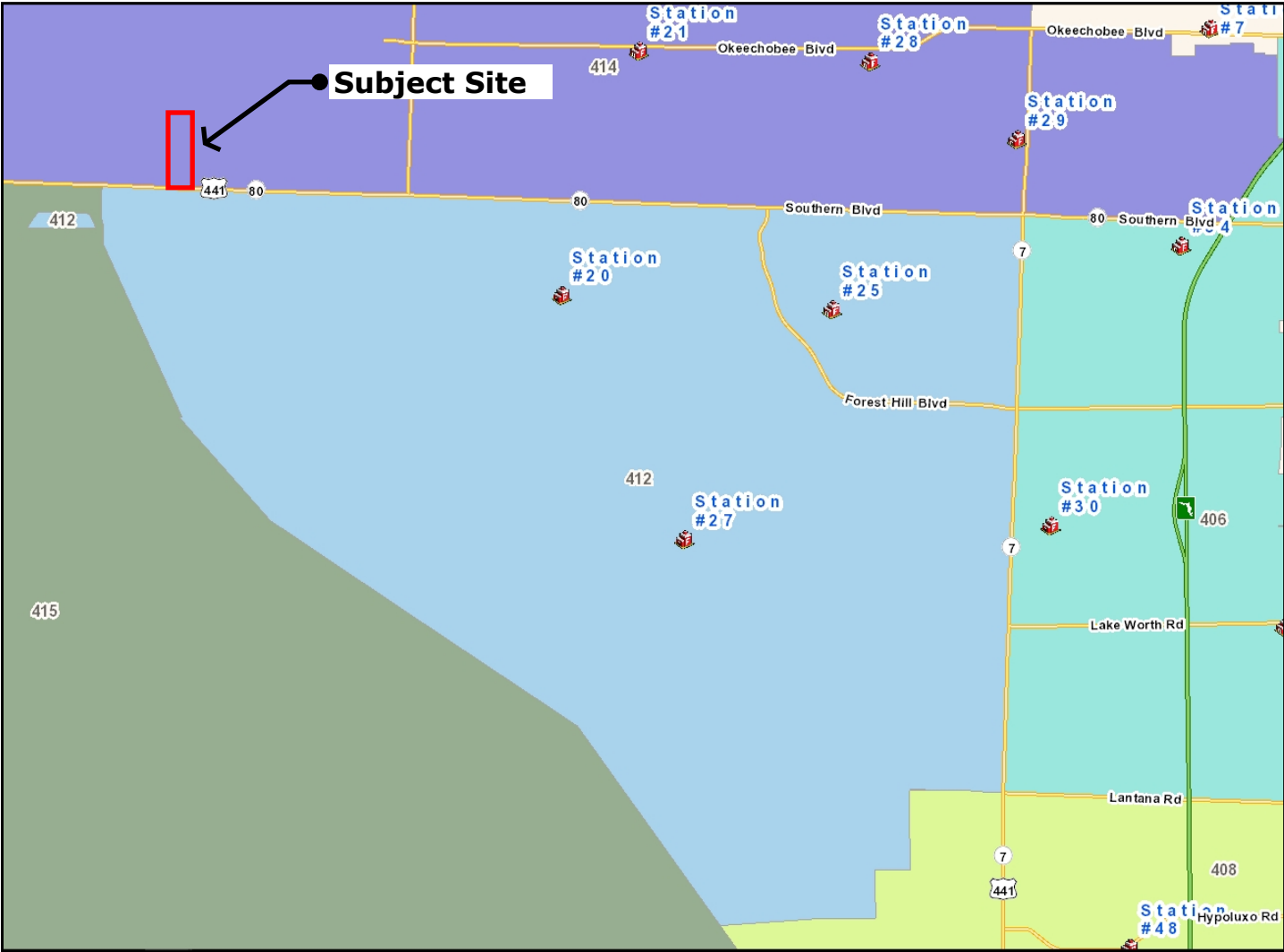




Artistry Lakes PUD Feasibility Study  
Exhibit F-2: Fire Stations

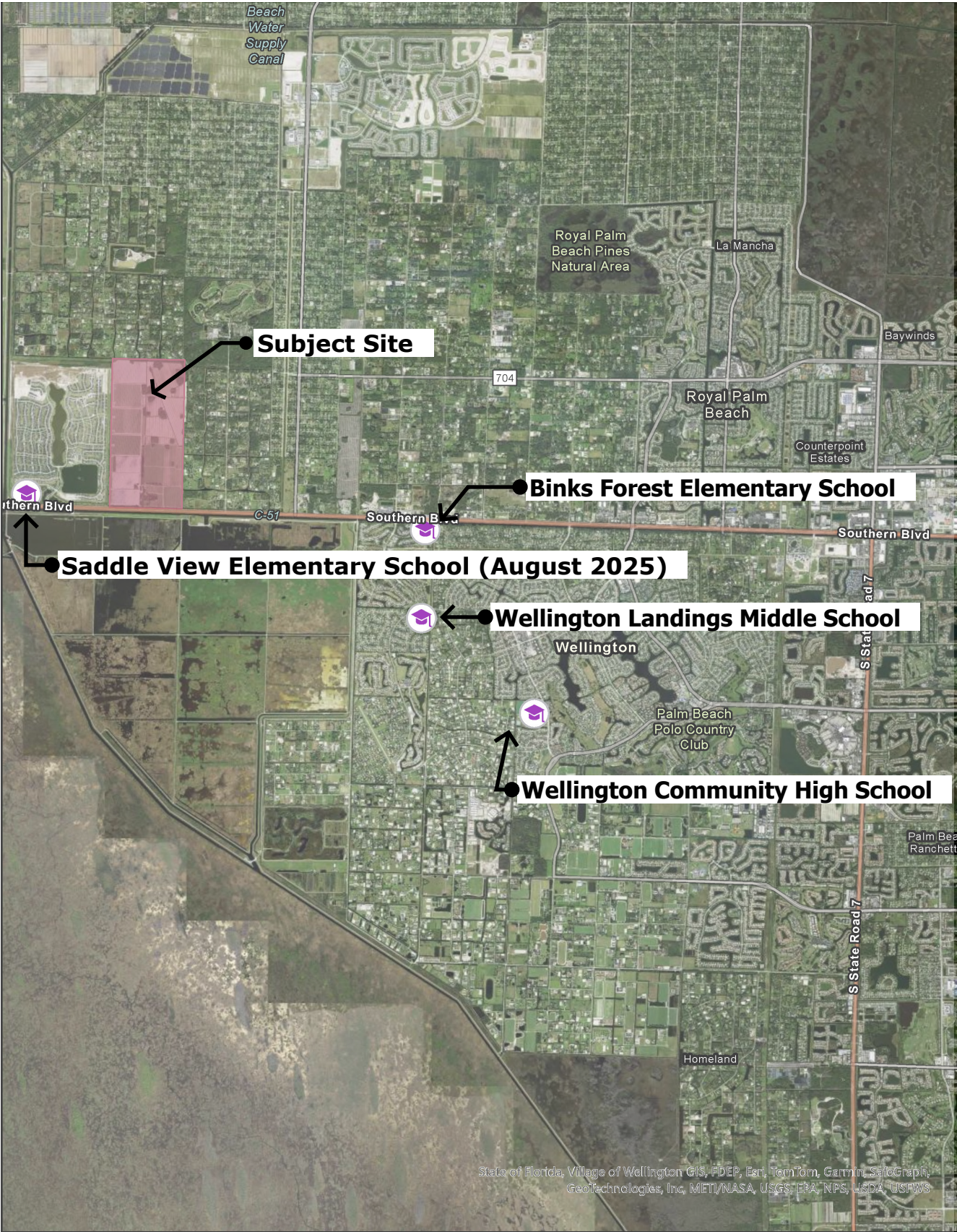


Artistry Lakes PUD Feasibility Study  
Exhibit F-3: Municipal Service  
Taxing Unit (MSTU) Boundary





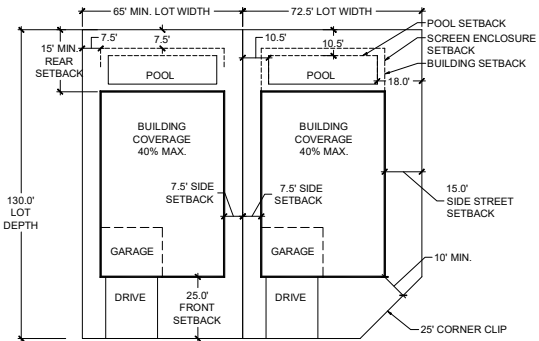
Artistry Lakes PUD Feasibility Study  
Exhibit F-4: Public Schools



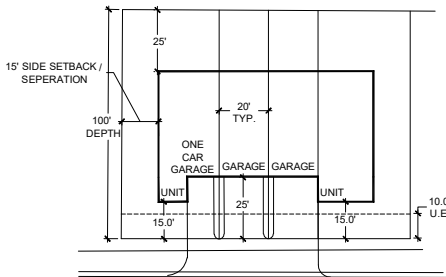


# Exhibit G

## TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:



## TYPICAL TOWNHOUSE DETAIL:



## PROPERTY DEVELOPMENT REGULATIONS:

### SINGLE FAMILY RESIDENTIAL

ZONING DISTRICT	SIZE	MINIMUM LOT DIMENSIONS		BLDG. COVER	SETBACKS/SEPARATIONS			
		WIDTH & FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
SF REQUIRED	6000 SF	65'	75'	40%	25'	7.5'	15'	15'
SF PROVIDED	8450 SF	65' MIN.	130'	40%	25'	7.5'	15'	15'

### TOWNHOUSE

ZONING DISTRICT	SIZE	MINIMUM LOT DIMENSIONS		BLDG. COVER	SETBACKS/SEPARATIONS			
		WIDTH & FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
TH REQUIRED * HEIGHT <25'	800 SF	16'	50'	100%	<25' HT 15'-UNIT 25'-FRONT LOADING GARAGE 15'-SIDE LOADING GARAGE OR PARKING TRACT	<25' HT 0'-INTERIOR UNIT 15'-END UNIT	25' END UNIT	25'
TH PROVIDED * HEIGHT <25'	2000 SF	20'	100'	100%	<25' HT 15'-UNIT 25'-FRONT LOADING GARAGE 15'-SIDE LOADING GARAGE OR PARKING TRACT	<25' HT 0'-INTERIOR UNIT 15'-END UNIT	25' END UNIT	25'

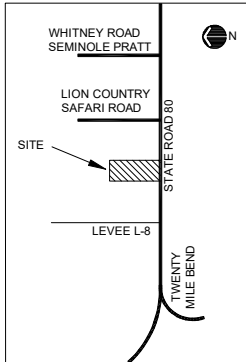
\*25% REDUCTION WHEN ADJACENT TO OPEN SPACE MIN. 50' IN WIDTH

## DEVELOPMENT OF SITE IS LIMITED BY

## LGA-2023-009 AS FOLLOWS:

- DEVELOPMENT WITHIN THE RESIDENTIAL POD SHALL BE LIMITED TO 480 SINGLE FAMILY AND 54 TOWNHOUSE UNITS. DEVELOPMENT WITHIN THE COMMERCIAL POD IS LIMITED TO 23,500 SQUARE FEET OF COMMERCIAL RETAIL AND 23,500 SQUARE FEET OF OFFICE, OR EQUIVALENT TRIPS.
- THE ZONING DEVELOPMENT ORDER SHALL REQUIRE A MINIMUM OF 10% OF THE TOTAL DWELLING UNITS TO BE BUILT AS ONSITE WORKFORCE HOUSING UNITS. THE WORKFORCE HOUSING UNITS ARE SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE WORKFORCE HOUSING PROGRAM (WHP) IN ARTICLE 5.6.1 OF ULDC.
- THE ZONING DEVELOPMENT ORDER SHALL INCLUDE AND INDICATE ON THE MASTER PLAN AND SUBDIVISION PLANS A MINIMUM 50 FOOT WIDE (INCLUSIVE OF RIGHT-OF-WAY BUFFERS) OPEN SPACE TRAIL CORRIDOR LOCATED SOUTH OF THE OKEECHOBEE BOULEVARD RIGHT-OF-WAY, WHICH WILL LINK TO THE PLANNED TRAIL NETWORK IN THE ARDEN PUD TO THE WEST AND PROVIDE FUTURE CONNECTION TO THE EAST.
- THE ZONING DEVELOPMENT ORDER SHALL RESERVE RIGHT-OF-WAY FOR THE FUTURE OKEECHOBEE BOULEVARD EXTENSION. IN ADDITION, THE MASTER PLAN AND SUBDIVISION PLAN SHALL INDICATE A POTENTIAL VEHICULAR/PEDESTRIAN CONNECTION TO THE FUTURE EXTENSION.

## LOCATION MAP:



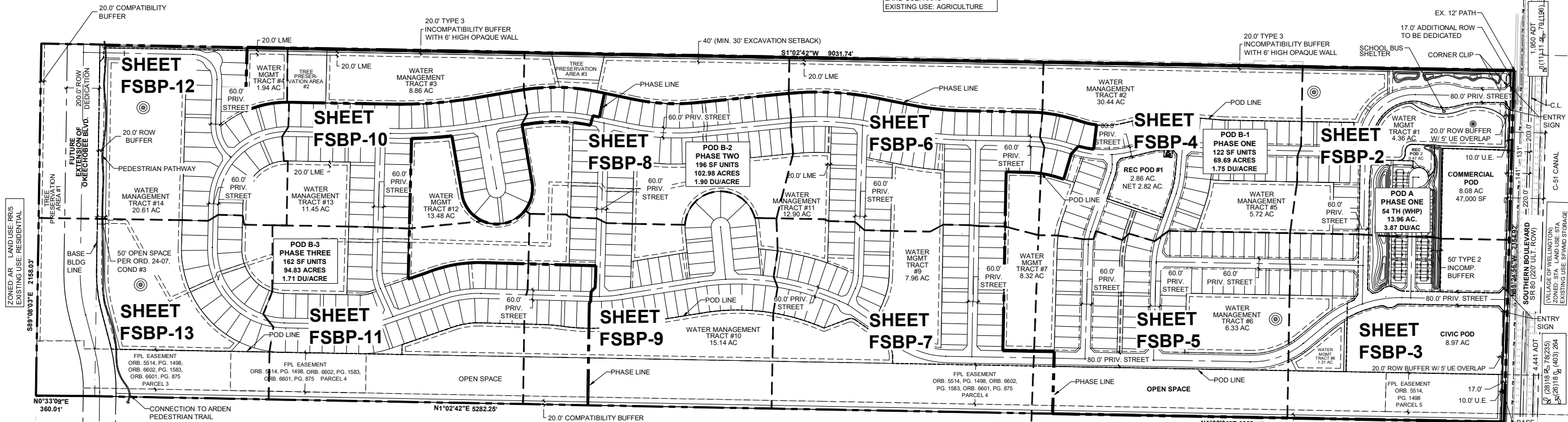
# urban design studio

Urban Design  
Land Planning  
Landscape Architecture

610 Clematis Street, Suite CU02  
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561.366.1100 FAX 561.366.1111  
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FLA0001739

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## OVERALL PLAN KEY MAP:



## SITE DATA:

APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD	REQUIRED RECREATION:	3.20 AC
CONTROL NO.:	2022-00058	(534 x 0.006 = 3.20 AC)	
APPLICATION NO.:	DRO2-2024-01032	PROVIDED RECREATION:	3.29 NET AC
BCC APPROVAL:	04-25-2024	REC AREA #1: 2.82 NET AC	
RESOLUTION #:	R-2024-0414	REC AREA #2: 0.47 NET AC	
ORDINANCE #:	ORD-2024-007	REQUIRED CIVIC DEDICATION:	8.92 AC
TIER:	RURAL TIER	(446.14 AC x 2% = 8.92 AC)	
FUTURE LAND USE:	LR-2	CIVIC DEDICATION PROVIDED:	8.97 AC
ZONING DISTRICT:	PUD	TRAFFIC ANALYSIS ZONE:	1059
NEIGHBORHOOD PLAN:	NONE	OWNERSHIP OF COMMON AREA & RECREATION:	PRIVATE
OVERLAY:	GLADES AREA PROTECTION OVERLAY (GAPO)	ROADS:	
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	CONCURRENCY*	
GROSS SITE AREA:	446.14 AC	DETACHED DWELLING UNIT	480 D.U.
DENSITY:	1.20 D.U./AC	TOWNHOUSE UNITS	54 D.U.
TOTAL UNITS PROPOSED:	534 D.U.	COMMERCIAL	47,000 S.F.
MARKET-RATE:	480 D.U.	RETAIL: 23,500 SF	
SINGLE FAMILY - 65' x 160':	304 D.U.	OFFICE: 23,500 SF	
SINGLE FAMILY - 75' x 150':	160 D.U.	CIVIC POD	
SINGLE FAMILY - 90' x 160':	16 D.U.	FIRE STATION: 10,000 SF	
WORKFORCE HOUSING:		LIBRARY: 30,000 SF	
TOWNHOUSE UNITS:	54 D.U. (WHP)		

WHP UNITS REQUIRED/PROVIDED:	54 D.U.
FOR-SALE, ON-SITE	(10% PER. COND. 2; ORD. 2024-007)
PARKING REQUIRED/PROVIDED:	1,403 SPACES
RESIDENTIAL PARKING:	1,068 SPACES
2 SPACES PER UNIT - 534 x 2 = 1,068	
RECREATION PARKING:	43 SPACES
CLUBHOUSE: 1 SP. PER 300 SF OF AC AREA FOR 6,885= 23	
POOL: 1 SP. PER 300 SF OF POOL AREA FOR 2,266 SF=8	
COURTS: 1.5 SP. PER COURT FOR 8 COURTS=12	
COMMERCIAL POD PARKING:	212 SPACES
OFFICE: 1 SP. PER 250 SF FOR 23,500 SF = 94	
RETAIL: 1 SP. PER 200 SF FOR 23,500 SF = 118	
CIVIC PARKING:	80 SPACES
GOV. SERVICES: 1 SP. PER 500 SF FOR 40,000 SF = 80	

MAXIMUM BUILDING HEIGHT:	35' MAX.
MAXIMUM NUMBER OF STORIES:	1 & 2 STORIES

## SITE AREA BREAKDOWN

RESIDENTIAL /RECREATION PODS*	281.50 AC.
WATER MANAGEMENT TRACTS* (OUTSIDE RESIDENTIAL)	56.38 AC.
ROAD RIGHT-OF-WAY (OUTSIDE RESIDENTIAL)	5.41 AC.
BUFFERS AND OPEN SPACE (OUTSIDE RESIDENTIAL)	74.91 AC.
RIGHT-OF-WAY DEDICATION	10.89 AC.
CIVIC POD	8.97 AC.
COMMERCIAL POD	8.08 AC.
TOTAL ACREAGE	446.14 AC.

\* PER ULDC ART. 3.E.2 C.3, NEIGHBORHOOD PARKS, WATER MANAGEMENT TRACTS AND LOCAL ROADS INTERNAL TO A RESIDENTIAL POD RATHER THAN A SEPARATE POD OR TRACT MAY BE CREDITED TOWARD THE MINIMUM RESIDENTIAL LAND AREA REQUIREMENT.

## OPEN SPACE TABULAR

OPEN SPACE REQUIRED (40% OF 446.14)	178.46 AC.	40.0%
OPEN SPACE PROVIDED	253.66 AC.	56.9%
PRIVATE RECREATION(GROSS)	3.29 AC.	
WATER MANAGEMENT TRACTS	148.81 AC.	
CIVIC POD	8.97 AC.	
OPEN SPACE EXTERIOR TO PODS	74.91 AC.	
OPEN SPACE WITHIN RESIDENTIAL PODS	17.68 AC.	

## NOTES:

- SITE PLAN BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC., LAST REVISED ON MARCH 15, 2022.
- THE PROPERTY OWNER INTENDS TO FURTHER SUBDIVIDE THE SUBJECT PROPERTY IN ACCORDANCE WITH PBC ULDC ART 11.

## DEVELOPMENT PHASING TABLE:

PHASE	PHASING TIMELINE	PROPOSED USE	POD	NUMBER OF UNITS	ACREAGE
ONE	2028	RESIDENTIAL	POD A	54 TH	13.96 AC 5.0%
ONE	2028	RESIDENTIAL	POD B-1	122 SF	69.96 AC 24.7%
TWO	2029	RESIDENTIAL	POD B-2	196 SF	102.98 AC 36.5%
THREE	2030	RESIDENTIAL	POD B-3	162 SF	94.83 AC 33.7%

## DEVELOPMENT TEAM:

APPLICANT:	KOLTER GROUP ACQUISITIONS, LLC 4400 105 NE 1ST STREET DELRAY BEACH, FLORIDA 33444	SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: (561) 392-1991
TRAFFIC ENGINEER:	O'ROURKE ENGINEERING & PLANNING 22 SE SEMINOLE STREET STUART, FL 34994 PHONE: (772) 781-7981	PLANNER:	URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 PHONE: (561) 366-1100
CIVIL ENGINEER:	SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD., STE. 3 WEST PALM BEACH, FL 33407 PHONE: (561) 478-7848	ENVIRONMENTAL:	EW CONSULTANTS, INC. 2581 METROCENTRE BLVD., STE. 1 WEST PALM BEACH, FL 33407 PHONE: (561) 291-7950

## PBC Amendments:

## PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL NO.: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 1 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

# Artistry Lakes PUD

Palm Beach County, Florida  
Final Subdivision Plan



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

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT

## Revision Dates:

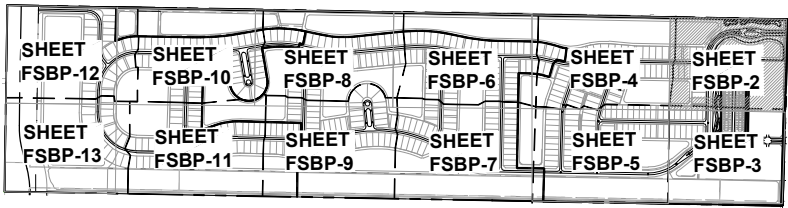
08-21-2024	DRO SUBMITTAL
10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

# FSBP-1

of 13

# Exhibit G

SHEET KEY:



## SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO: 2022-00058  
APPLICATION NO: DRO2-2024-01032

## LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT UTILITY EASEMENT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
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# Artistry Lakes PUD

Palm Beach County, Florida  
Final Subdivision Plan

Drawing name: \LACSBP\Planning\Project\21-011\K&S\_D\_000224wgs\Artistry Lakes PUD\_2024-01-17\_RESUBMITTAL.dwg

(VILLAGE OF WELLINGTON)  
ZONED: STA  
LAND USE: STA  
EXISTING USE: SFWM STORAGE

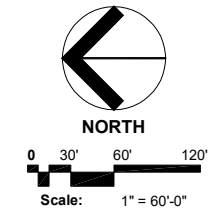
## PBC Amendments:

## PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 2 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence



Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

Revision Dates:  
08-21-2024\_DRO SUBMITTAL  
10-15-2024\_DRO RESUBMITTAL #1  
11-25-2024\_DRO RESUBMITTAL #2  
02-03-2025\_DRO RESUBMITTAL #3  
02-18-2025\_DRO RESUBMITTAL #4  
03-17-2025\_DRO RESUBMITTAL #5

**FSBP-2**  
of 13

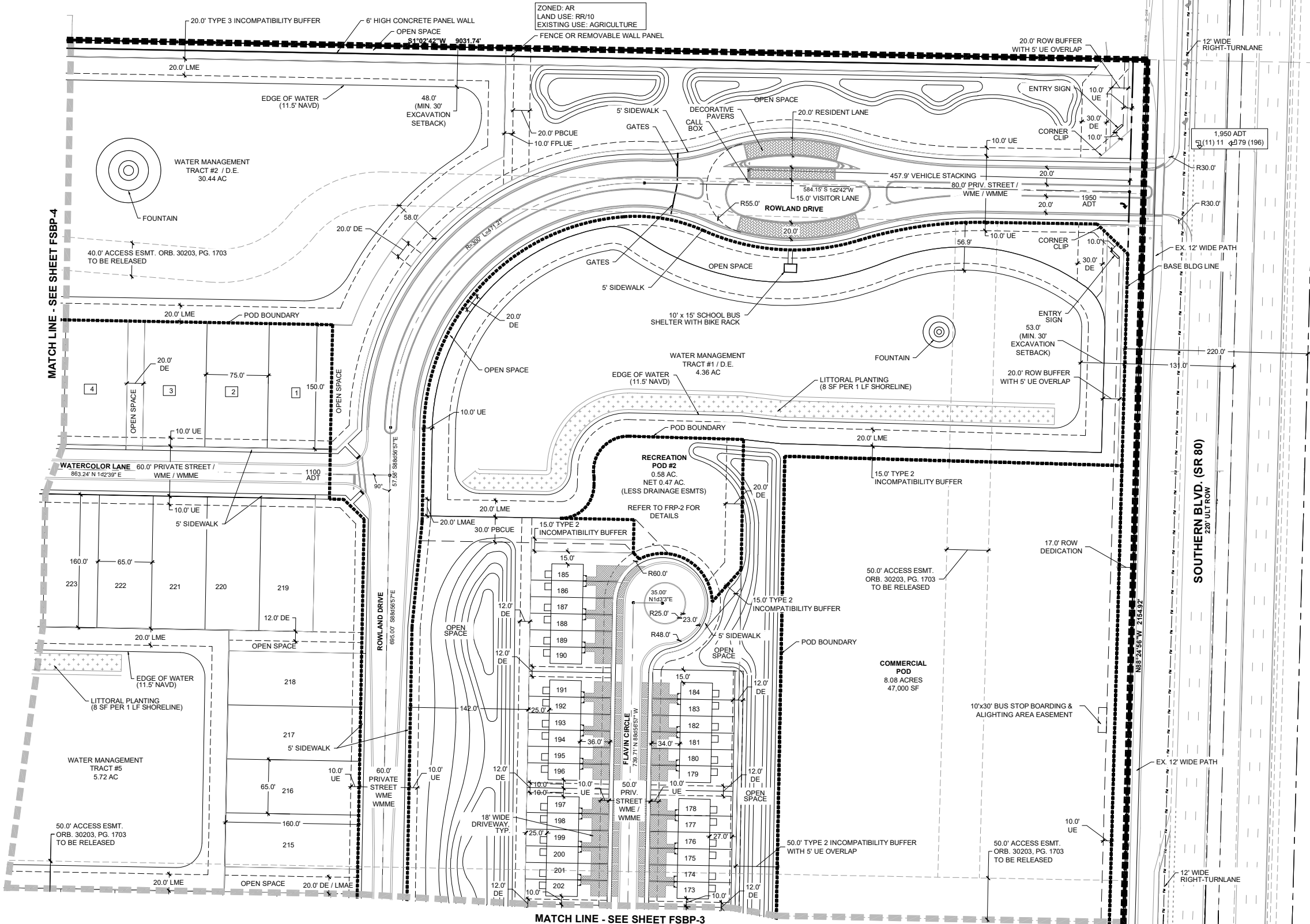
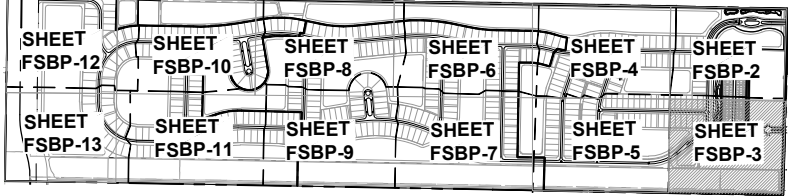




Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO: 2022-00058  
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
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CB	CHORD BEARING
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FPL	FLORIDA POWER & LIGHT COMPANY
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LMAE	LAKE MAINTENANCE ACCESS EASEMENT
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WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
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O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Artistry Lakes PUD

Palm Beach County, Florida  
Final Subdivision Plan

C:\Users\j\OneDrive\Documents\Artistry Lakes PUD\2024-01-17\RESUBMITTAL.dwg

(VILLAGE OF WELLINGTON)  
ZONED: STA  
LAND USE: STA  
EXISTING USE: SFWM STORAGE

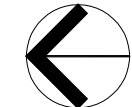
PBC Amendments:

PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 3 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

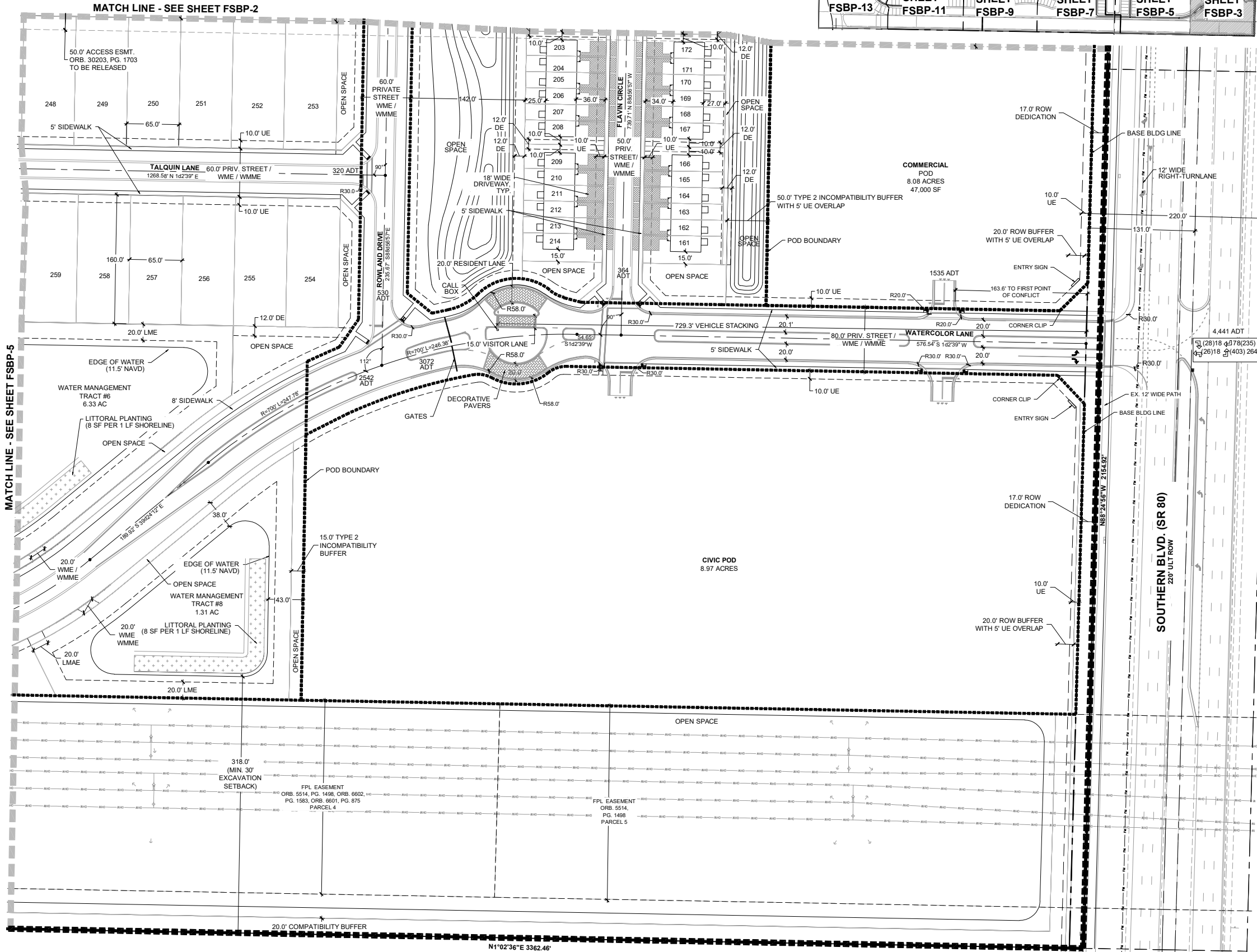


0 30' 60' 120'  
Scale: 1" = 60'-0"

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

Revision Dates:  
08-21-2024 DRO SUBMITTAL  
10-15-2024 DRO RESUBMITTAL #1  
11-25-2024 DRO RESUBMITTAL #2  
02-03-2025 DRO RESUBMITTAL #3  
02-18-2025 DRO RESUBMITTAL #4  
03-17-2025 DRO RESUBMITTAL #5

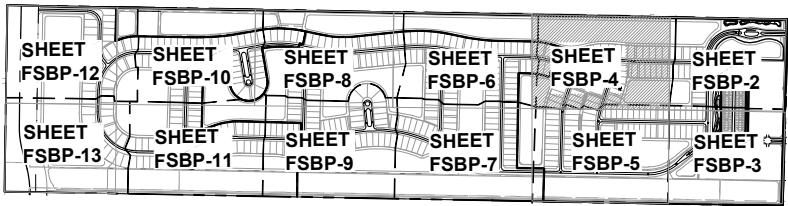
FSBP-3  
of 13



ARDEN PUD  
ZONED: PUD  
LAND USE: LR-2  
EXISTING USE: RESIDENTIAL  
APPROVED USE: RESIDENTIAL  
CONTROL NO: 2005-00394  
RESO. NO.: R2020-1626

# Exhibit G

SHEET KEY:



## SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO: 2022-00058  
APPLICATION NO: DRO2-2024-01032

## LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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# Artistry Lakes PUD

Palm Beach County, Florida

Final Subdivision Plan

C:\working\new\140058\Planning\Project\21-011\Kdave\_DD\_000022\wgs\final\Subdivision Plan\FSBP\_2024-01-17\RESUBMITTAL.dwg

## PBC Amendments:

## PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 4 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence



NORTH

0 30' 60' 120'

Scale: 1" = 60'-0"

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

## Revision Dates:

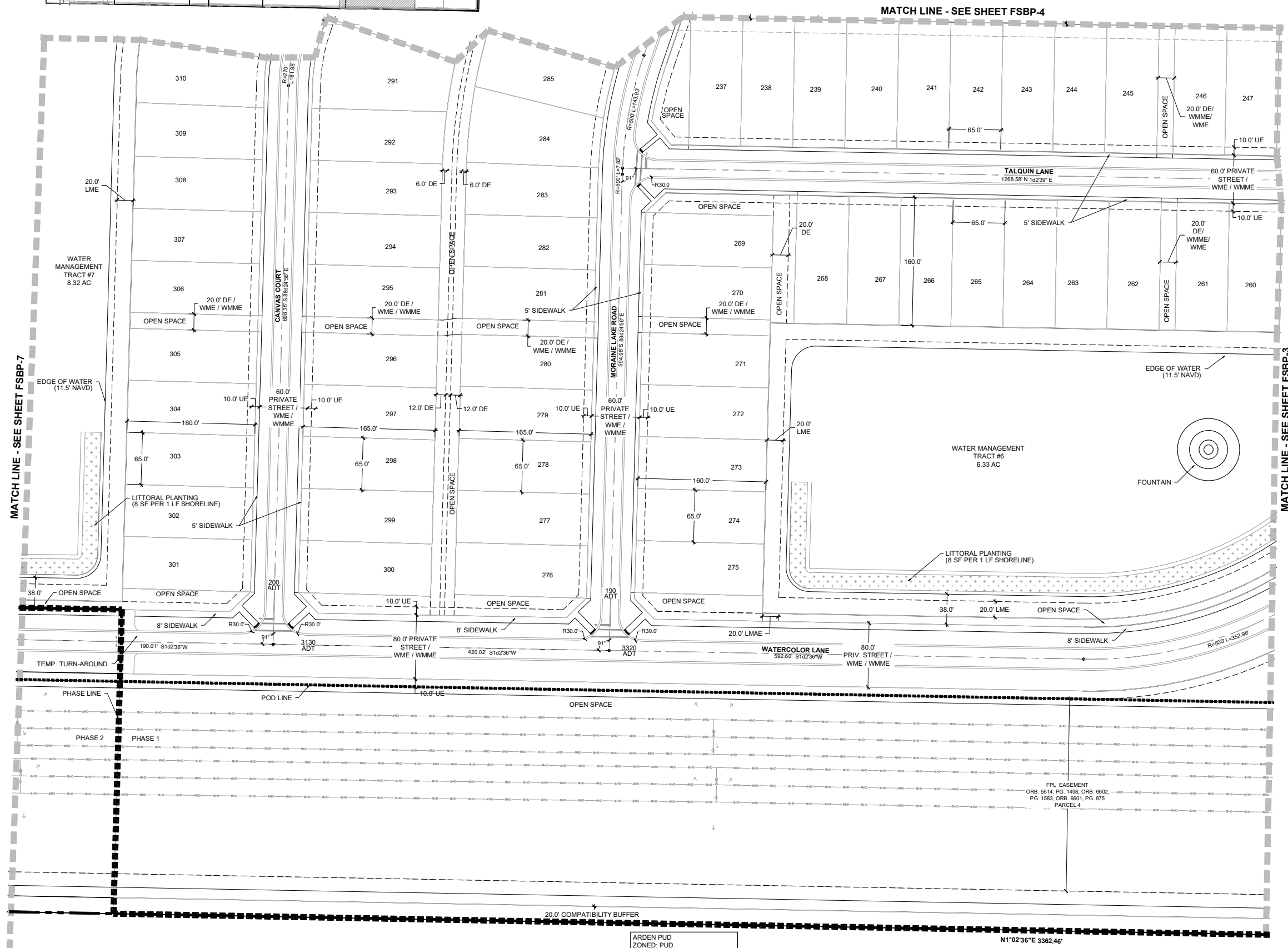
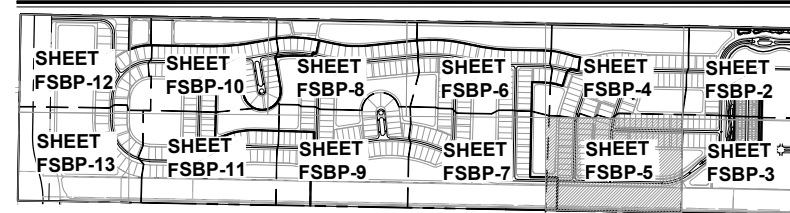
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02-03-2025 DRO RESUBMITTAL #3  
02-18-2025 DRO RESUBMITTAL #4  
03-17-2025 DRO RESUBMITTAL #5

**FSBP-4**  
of 13



## Exhibit G

SHEET KEY:



ARDEN PUD  
ZONED: PUD  
LAND USE: LR-2  
EXISTING USE: RESIDENTIAL  
APPROVED USE: RESIDENTIAL  
CONTROL NO: 2005-00394  
RESO. NO.: R2020-1626

SITE DATA:

APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD
CONTROL NO:	2022-00058
APPLICATION NO:	DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
CD	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
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WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAY BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFPMVD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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studio

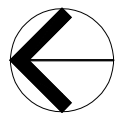
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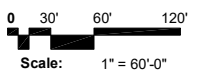
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# Artistry Lakes PUD

# Palm Beach County, Florida Final Subdivision Plan



NORTH



**Scale:** 1" = 60'-0"

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 5 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

Revision Dates:	
08-21-2024	DRO SUBMITTAL
10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

**FSBP-5**  
of 13

SHEET KEY:



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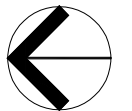
LEGEND:

This is a detailed site plan for a residential development, likely a golf course community. The plan shows a grid of lots, numbered 25 through 44, arranged in a curved pattern. The lots are separated by streets and easements. Key features include:

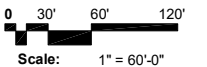
- Streets and Easements:** Watercolor Lane (R=1970' L=355.89'), Lavender Mist Court (R=1655' L=49.4'), and Sebring Drive (R=1326.0' S 88.65721° E). Various easements are shown, including 20.0' LME, 10.0' UE, 5.0' DE, and 5.0' ADT.
- Phase 1 and Phase 2:** The plan is divided into two phases by a Phase Line. Phase 1 is on the right, and Phase 2 is on the left.
- Water Management Tracts:** Tract #11 (12.90 AC), Tract #9 (7.96 AC), and Tract #7 (9.32 AC) are shown, along with their respective edges of water.
- Setbacks and Buffers:** Various setbacks and buffers are indicated, including 20.0' LME, 10.0' UE, 5.0' DE, and 5.0' ADT.
- Littoral Planting:** Areas for littoral planting (8 SF per 1 LF shoreline) are shown along the water's edge.
- Match Lines:** The plan is bounded by match lines on the left and right, indicating it is part of a larger sheet.

The plan is a technical drawing with precise dimensions and labels, typical of a civil engineering or architectural site plan.

**PBC Amendments:**



NORTH



**Scale:** 1" = 60'-0"

**PBC Zoning Stamp:**

Revision Dates:

08-21-2024	DRO SUBMITTAL
10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

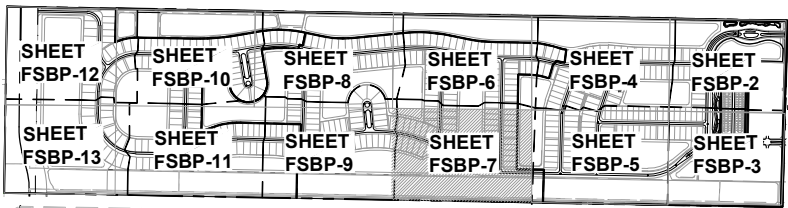
DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

**FSBP-6**

of 13

Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO.: 2022-00058  
APPLICATION NO.: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
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WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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studio

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Land Planning  
Landscape Architecture

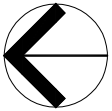
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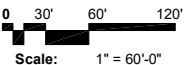
Artistry Lakes PUD

Palm Beach County, Florida  
Final Subdivision Plan

Drawing Name: PUD Subdivision Plan - Artistry Lakes PUD - 2024-01-032.dwg



NORTH



Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT

PBC Zoning Stamp:

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

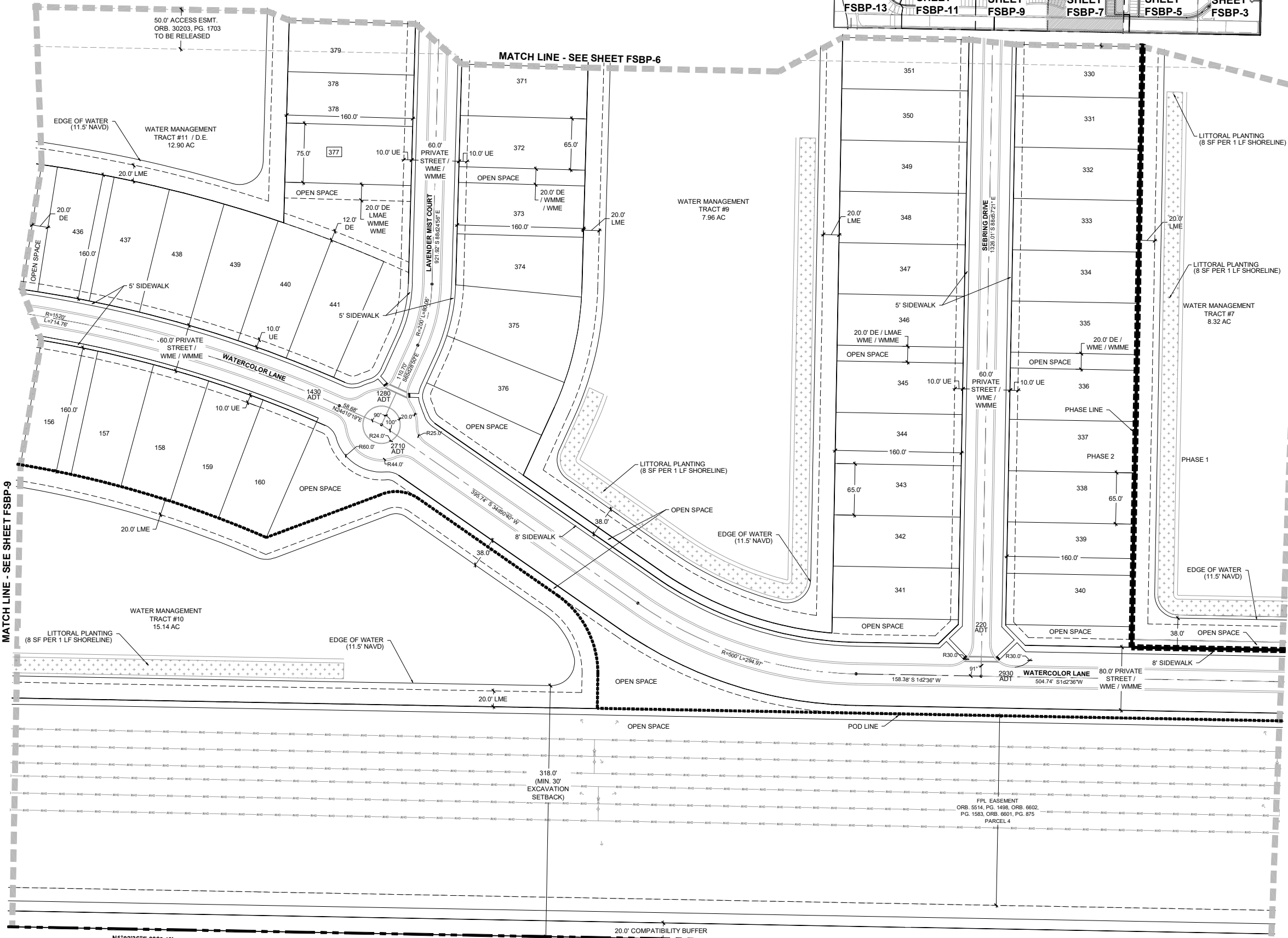
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SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

Revision Dates:

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10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

FSBP-7  
of 13



ARDEN PUD  
ZONED: PUD  
LAND USE: LR-2  
EXISTING USE: RESIDENTIAL  
APPROVED USE: RESIDENTIAL  
CONTROL NO.: 2005-00394  
RESO. NO.: R2020-1626



SHEET KEY:



APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD
CONTROL NO:	2022-00058
APPLICATION NO:	DRO2-2024-01032

**LEGEND:**

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
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WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
PLAT	PLAT BOOK
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S).	PAGE(S)
ROW	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT

100 SINGLE FAMILY - 65' x 160' LOT NUMBER

100 SINGLE FAMILY - 75' x 150' LOT NUMBER

100 SINGLE FAMILY - 90' x 160' LOT NUMBER

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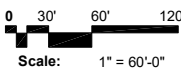
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# Palm Beach County, Florida

# Final Subdivision Plan

Drawing name: H:\CIBS\Fleming Property 21-011\Kalter DD\_000\Drawing\Final Sub-division Plan F38P\_2025-03-17 RE SUBMITTALS.dwg



Date:	MAY 2024
Project No.:	21-011.000
Designed By:	WJT
Drawn By:	WJT

**PBC Zoning Stamp:**

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 8 of 13)  
SUPERSEDES #: N/A

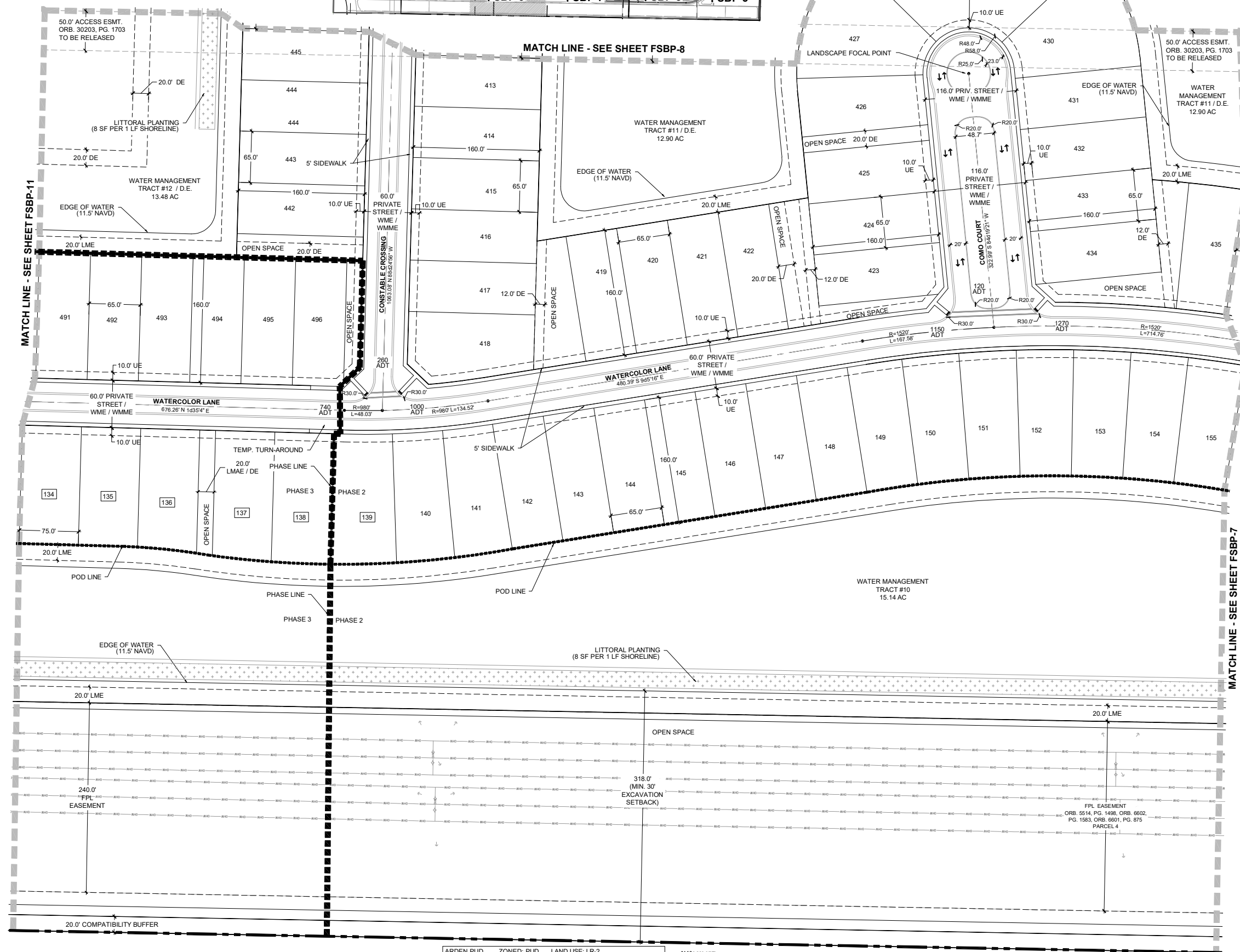
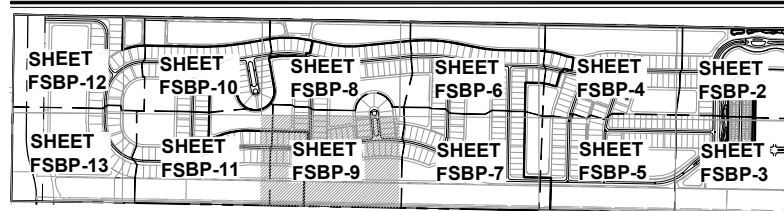
DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

## of 13



## Exhibit G

SHEET KEY:



ARDEN PUD	ZONED: PUD	LAND USE: LR-2
EXISTING USE: RESIDENTIAL		APPROVED USE: RESIDENTIAL
CONTROL NO: 2005-00394		RESO. NO.: R2020-1626

N1°02'36"E 3362.46

SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO: 2022-00058  
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
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O.R.B.	OFFICIAL RECORD BOOK
PB/CUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PAC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S).	PAGE(S)
ROW	RIGHT-OF-WAY
SWFWD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U	UTILITY EASEMENT

100	SINGLE FAMILY - 65' x 160' LOT NUMBER
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Urban Design  
Land Planning  
Landscape Architecture

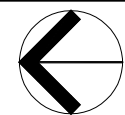
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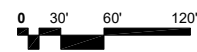
# Artistry Lakes PUD

# Palm Beach County, Florida Final Subdivision Plan

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NORTH



**Scale:** 1" = 60'-0"

Date:	MAY 2024
Project No.:	21-011.000
Designed By:	WJT
Drawn By:	WJT
Checked By:	

**PBC Zoning Stamp:**

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 9 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

**FSBP-9**

of 13

SHEET KEY:



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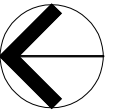
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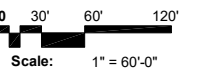
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

# Artistry Lakes PUD

# Palm Beach County, Florida Final Subdivision Plan



**ORTH**



**Scale:** 1" = 60'-0"

**PBC Zoning Stamp:**

Revision Dates:

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

## FSBP-10

of 13

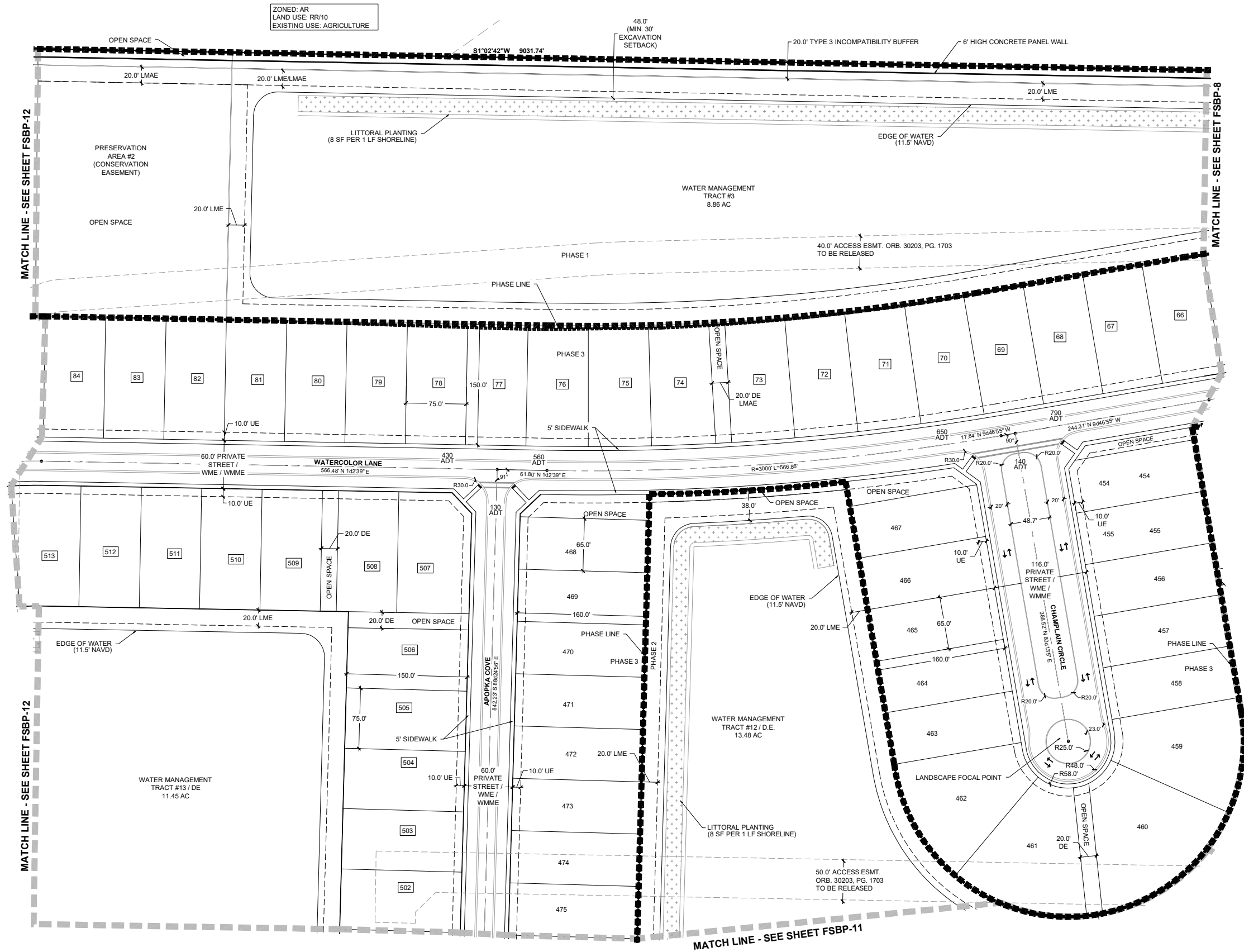
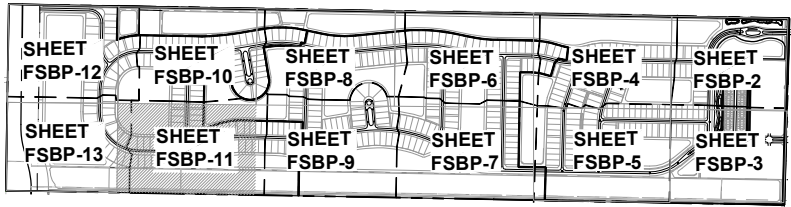


Exhibit G

SHEET KEY:



SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
CONTROL NO: 2022-00058  
APPLICATION NO: DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
LAE	LIMITED ACCESS EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
WMAE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WMME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
WME	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT EASEMENT
NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
P.B.	PLAT BOOK
PC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
ROW	RIGHT-OF-WAY
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
UE	UTILITY EASEMENT
100	SINGLE FAMILY - 65' x 160' LOT NUMBER
100	SINGLE FAMILY - 75' x 150' LOT NUMBER
100	SINGLE FAMILY - 90' x 160' LOT NUMBER

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Artistry Lakes PUD

Palm Beach County, Florida  
Final Subdivision Plan

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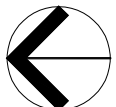
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PBC Zoning Stamp:

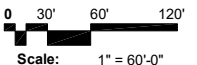
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CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

EXHIBIT #: 7 (Page 11 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence



NORTH



Scale: 1" = 60'-0"

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

Revision Dates:

08-21-2024	DRO SUBMITTAL
10-15-2024	DRO RESUBMITTAL #1
11-25-2024	DRO RESUBMITTAL #2
02-03-2025	DRO RESUBMITTAL #3
02-18-2025	DRO RESUBMITTAL #4
03-17-2025	DRO RESUBMITTAL #5

FSBP-11

of 13



SHEET KEY:



APPLICATION/PROJECT NAME:	ARTISTRY LAKES PUD
CONTROL NO:	2022-00058
APPLICATION NO:	DRO2-2024-01032

LEGEND:

CL	CENTERLINE
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
LD	ARC LENGTH
CD	CHORD DISTANCE
CB	CHORD BEARING
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFPL	FLORIDA POWER & LIGHT COMPANY
LA	LIMITED ACCESS EASEMENT
LM/AE	LAKE MAINTENANCE ACCESS EASEMENT
LM/E	LAKE MAINTENANCE EASEMENT
WM/AE	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT ACCESS EASEMENT
WM/E	NORTHERN PALM BEACH COUNTY WATER MANAGEMENT MAINTENANCE EASEMENT
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NAD	NORTH AMERICAN DATUM
O.S.	OPEN SPACE
O.R.B.	OFFICIAL RECORD BOOK
PB/CUE	PALM BEACH COUNTY UTILITY EASEMENT
P/B	PLAT BY
PBC	PALM BEACH COUNTY
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
RIGHT-OF-WAY	RIGHT-OF-WAY
SF/MD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT UTILITY EASEMENT

100	SINGLE FAMILY - 65' x 160' LOT NUMBER
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# Palm Beach County, Florida Final Subdivision Plan

Drawing name: H:\JOBS\Fleming Property 21-011\Kdier\_DD\_000\Drawings\Final Subdivision Plan\FB.P\_2025-03-17 RESUBMITTAL#5.dwg



0 30' 60' 120'

Scale: 1" = 60'-0"

Date: MAY 2024  
Project No.: 21-011.000  
Designed By: WJT  
Drawn By: WJT  
Checked By:

**PBC Zoning Stamp:**

PROJECT #: 05947-000  
CONTROL #: 2022-00058  
APPLICATION #:  
DRO2/DRO-2024-01032  
RESOLUTION #: R-2024-0414

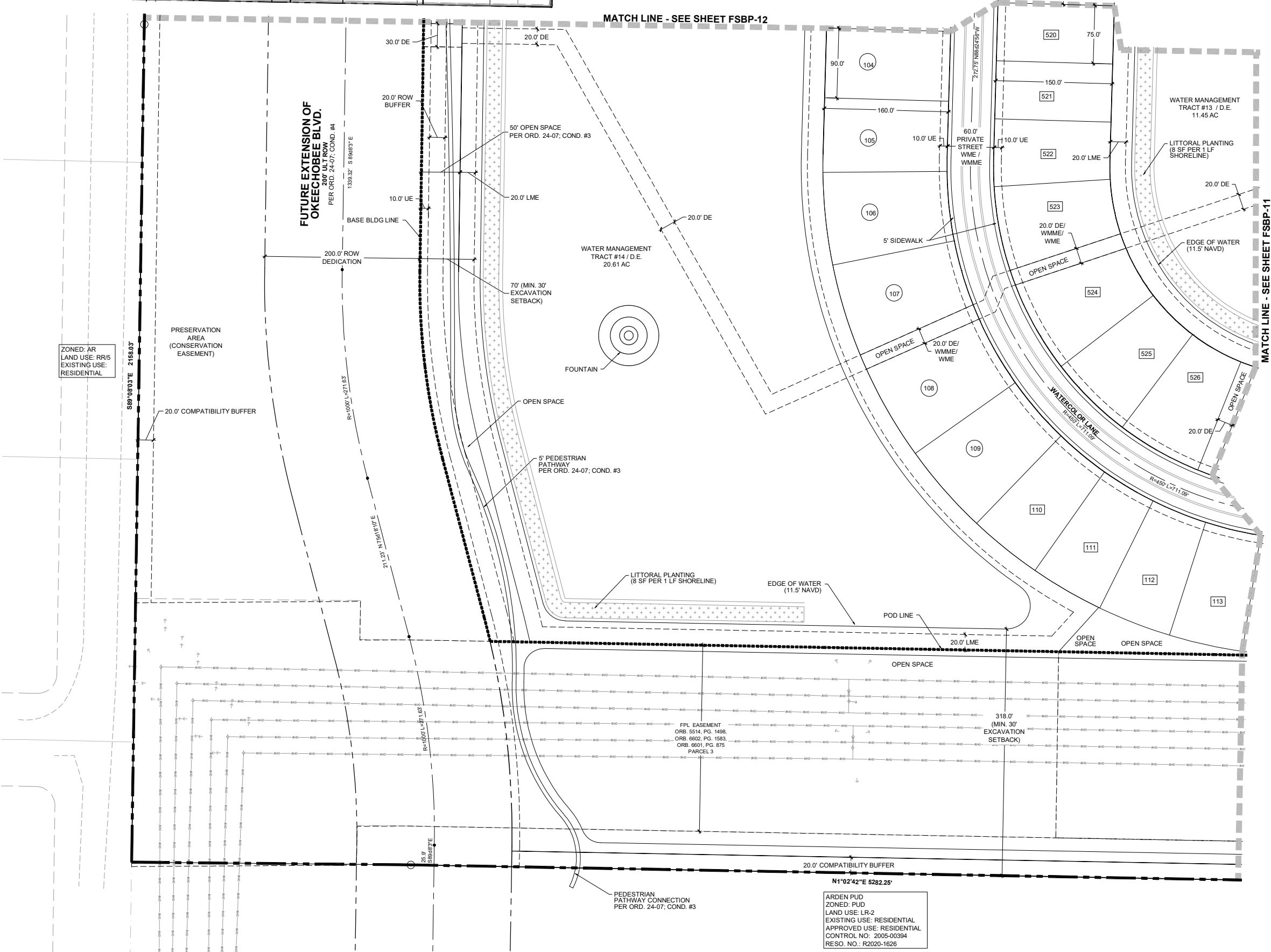
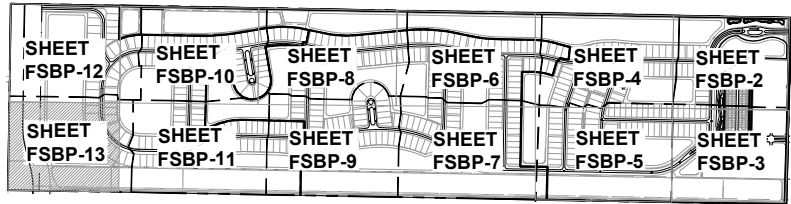
EXHIBIT #: 7 (Page 12 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
PROJECT MANAGER: J. Lawrence

of 13

Exhibit G

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SITE DATA:

APPLICATION/PROJECT NAME: ARTISTRY LAKES PUD  
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Artistry Lakes PUD  
Palm Beach County, Florida  
Final Subdivision Plan

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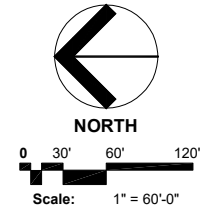
PBC Amendments:

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EXHIBIT #: 7 (Page 13 of 13)  
SUPERSEDES #: N/A

DATE APPROVED: February 28, 2025  
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