



Legislation Text

File #: PZ-0403, Version: 1

ITEM: **ORDINANCE NO. 2026-04 (Artistry Lakes CPA)**
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, FROM PALM BEACH COUNTY LOW RESIDENTIAL - 2 (PBC LR-2) TO WELLINGTON RESIDENTIAL C (1.01 - 3.0 DU/AC) LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: 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) - 9.07acres
- 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.

SUMMARY: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan, as presented. Findings of Fact have been provided in the Staff Report to recommend approval of the Comprehensive Plan Map Amendment request.

PZAB may recommend approval or denial based on the Findings of Fact and evidence presented at the meeting.