



Legislation Text

File #: PZ-0405, Version: 1

ITEM: RESOLUTION NO. R2026-02 (Artistry Lakes PUD Master Plan)

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

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 plan 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.

SUMMARY: 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. Findings of Fact have been provided in the Staff Report to recommend approval of the Master Plan request. Conditions of approval are included in Resolution No. R2026-02.

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