

Located at the juncture where Palm Beach County transitions from suburban development to active agriculture, this +1,200-acre project has a colorful history. Initially used as a spoil site for the adjacent shell rock mining operation, the grade of the site sits approximately twelve feet above Southern Boulevard, the cross-state highway that borders the southern boundary. In proximity to the Village of Wellington and Town of Loxahatchee Groves, and just east of the designated Glades Agricultural Area, the development potential for the site was broad. Urban Design Studio (UDS) worked for the prior property owner and several residential developers, and gained approvals for a residential planned development; however for various reasons, the site was not developed.

In 2014, the current property owner approached UDS with the intent to develop a community based on a philosophy of healthy living, wellness, and outdoor activities. Arden is intended to be a destination, not a development. Residents can enjoy the splendors of south Florida within their own community. UDS worked with the developer and the design team to create a master plan with a variety of housing types that terrace down to a +80-acre lake almost one-mile in length surrounded by a “central park” with active recreational opportunities. A second existing +90-acre lake became the backdrop

for a signature recreation center. Both lakes are accessible to residents for non-motorized watersports. Due to the site’s location and the developer’s interest in urban agriculture, the recreation center includes a community farm where residents will be able to grow fresh produce and receive distributions from local growers.

UDS prepared the conceptual site plans for each development pod, and has prepared, processed and represented the developer through numerous Site Plan Review and Variance processes to implement the vision for the community. UDS also prepared all of the common area, littoral and

right-of-way streetscape landscape plans, including the main entry and buffer sequence that raises twelve feet above grade and provides a panoramic view of the main recreation center, lakes and central park.

Construction began in 2016. The first residents moved into the community in 2017. UDS provided construction administration and performed inspections during the construction of the project.



Client: Highland Dunes Associates Property LLC

Site Area: +1,200 acres