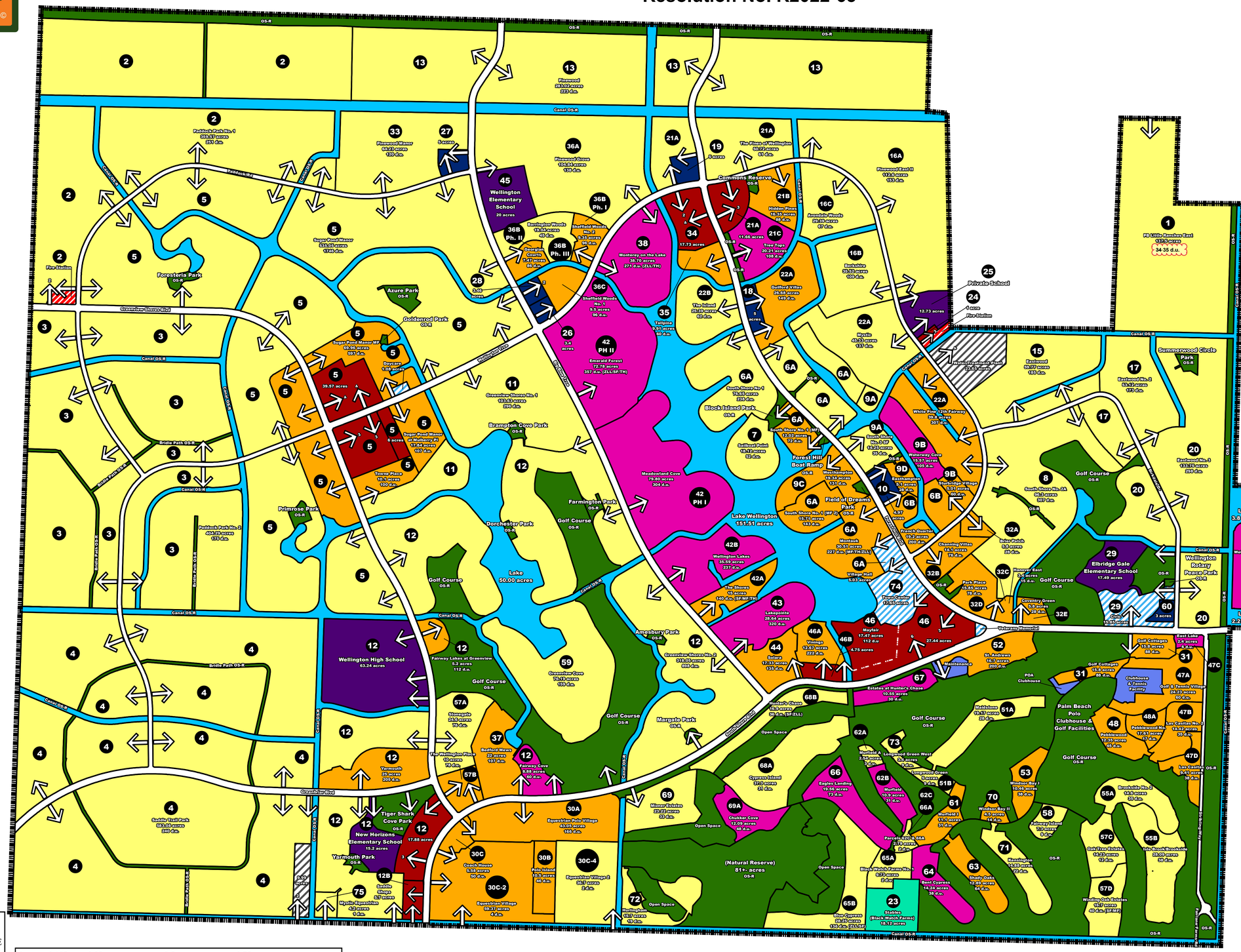
Wellington PUD Master Plan

Exhibit B - Wellington PUD Master Plan
Resolution No. R2022-65


Wellington Elementary School
Wellington High School
New Horizons Elementary School
Tiger Shark Cove Park
Foresteria Park
Azure Park
Goldenrod Park
Primrose Park
Yarmouth Park
Saddle Trail Park
Dorchester Park
Farmington Park
Golf Course
Lake Wellington
Lake
Meadowland Cove
Emerald Forest
Field of Dreams Park
Forest Hill Boat Ramp
Block Island Park
Commons Reserve
Private School
Fire Station
Summerwood Circle Park
Golf Course
Elbridge Gale Elementary School
Wellington Rotary Peace Park
Palm Beach Polo Clubhouse & Golf Facilities
Margate Park
Amesbury Park
Brampton Cove Park
Drexel Road
Pierson Road
Greenview Shores Blvd
Wellington Trace
Stribling Way
Pierson Road
Canal
Bridle Path
Paddock Park
Forest Hill Blvd
Lake Worth Drive
Southern Blvd
Pierson Road
Seminole Pratt Whitney Rd
Flying Cow Ranch Rd
Collecting Canal
Canal
Lake 3.6 acres
Lake 2.2 acres
Lake 9.3 acres
Wellington's Edge 1
Wellington's Edge 2
Wellington's Edge 3
Polo Lakes
Golf Cottages
Golf & Tennis Village
Las Casitas No. 2
Las Casitas
Brookside No. 2
Brookside
Iris Brook/Brookside
Oak Tree Estates
Winding Oak Estates
Palm Beach Polo
Clubhouse & Tennis Facility
POA Clubhouse
Golf Course
Estates at Hunter's Chase
Hunter's Chase
Maintenance
Veterans Memorial
Golf Course
Golf Course
Golf Course

Wellington PUD Master Plan

Site Tabular Data

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
1	PB Little Ranches East	34 35	Single Family	140.50	0.24
2	PBCFR Station 20	-	Fire Station	2.72	-
2	Paddock Park No. 1	251	Single Family	359.57	0.70
3	Paddock Park No. 2	175	Single Family	404.29	0.43
4	Saddle Trail Park	240	Single Family	583.08	0.41
5	Wellington Corporate Center	-	Commercial	6.00	-
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67
5	Daycare	-	Civic	1.08	-
5	Towne Place	100	Townhome	10.10	9.90
5	Sugar Pond Manor at Mulberry Pl	107	Duplex	17.84	6.00
5	Sugar Pond Manor	1746	Single Family	535.05	3.26
6A	Village Hall	-	Civic	5.03	-
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10
6A	South Shore No. 1	238	Single Family	76.65	3.10
6B	French Quarter	200	Quads	19.20	10.42
7	Sailboat Point	52	Single Family	18.12	2.87
8	South Shore No. 2A	307	Single Family	96.30	3.19
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46
9B	Sturbridge Village	60	Quads	5.01	11.98
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77
9D	Easthampton	28	Duplex/Quads	5.10	5.49
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-
11	Greenview Shores No. 1	296	Single Family	103.63	2.86
12	Professional Center at Wellington	-	Commercial	17.88	-
12	New Horizons Elementary School	-	School	15.20	-
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20
12	Fairway Cove	60	Zero Lot Line	8.88	6.76
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54
12	Wellington High School	-	School	63.24	-
12	Greenview Shores No. 2	898	Single Family	318.05	2.82
12B	Saddle Shops	-	Commercial	5.70	-
13	Pinewood	223	Single Family	283.02	0.79
15	Eastwood	185	Single Family	59.77	3.10
16A	Pinewood East II	153	Single Family	112.60	1.36
16B	Berkshire	109	Single Family	35.52	3.07
16C	Avondale Woods	67	Single Family	29.39	2.28
17	Eastwood No. 2	173	Single Family	53.12	3.26
20	Eastwood No. 3	298	Single Family	133.75	2.23
21A	Wellington Mall	-	Commercial	11.66	-
21A	The Pines of Wellington	61	Single Family	50.72	1.20
21B	Hidden Pines	88	Townhome	16.35	5.38
21C	Tree Tops	108	Zero Lot Line	20.21	5.34
22A	Guilford Villas	149	Duplex	26.68	5.58
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71
22A	Mystic	137	Single Family	45.33	3.02
22B	The Island	62	Single Family	25.39	2.44
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-
24	PBCFR Station 25	-	Fire Station	1.80	-
25	Private School	-	School	12.73	-
26	The Place of Worship of Jesus Christ of Later-day Saints	-	Place of Worship	3.40	-
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-
29	Daycare/Wellington Branch Library	-	Civic	15.85	-
29	Elbridge Gale Elementary School	-	School	17.49	-
31	Golf Cottages	88	Multifamily	15.80	5.57
31	POA Clubhouse	-	Other Facilities	1.63	-
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38
30C	Coach House	50	Multifamily	5.58	8.96
30C-2	Equestrian Village	4	Multifamily	59.37	0.07
30C-4	Private Residential Polo Facility	2	Single Family	36.70	0.05
32A	Brier Patch	28	Townhome	5.80	4.83
32B	Channing Villas	76	Duplex	14.10	5.39

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	136	Single Family/Zero Lot Line	28.25	4.81
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
	Total Units	**14382**			

Revisions		
Date	Resolution No. / Petition No.	Notes

Approval Stamp

Sheet: MP 2 of 2