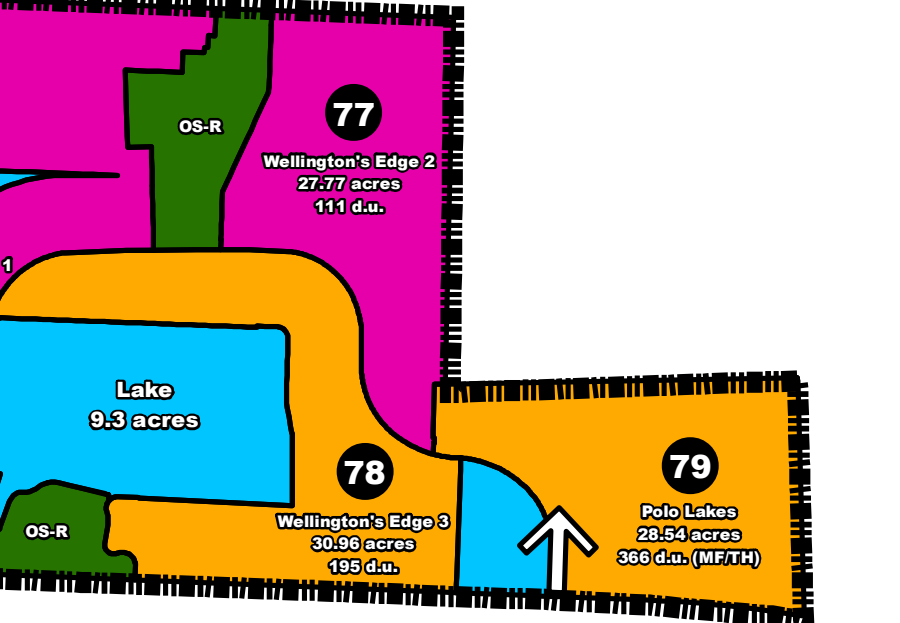
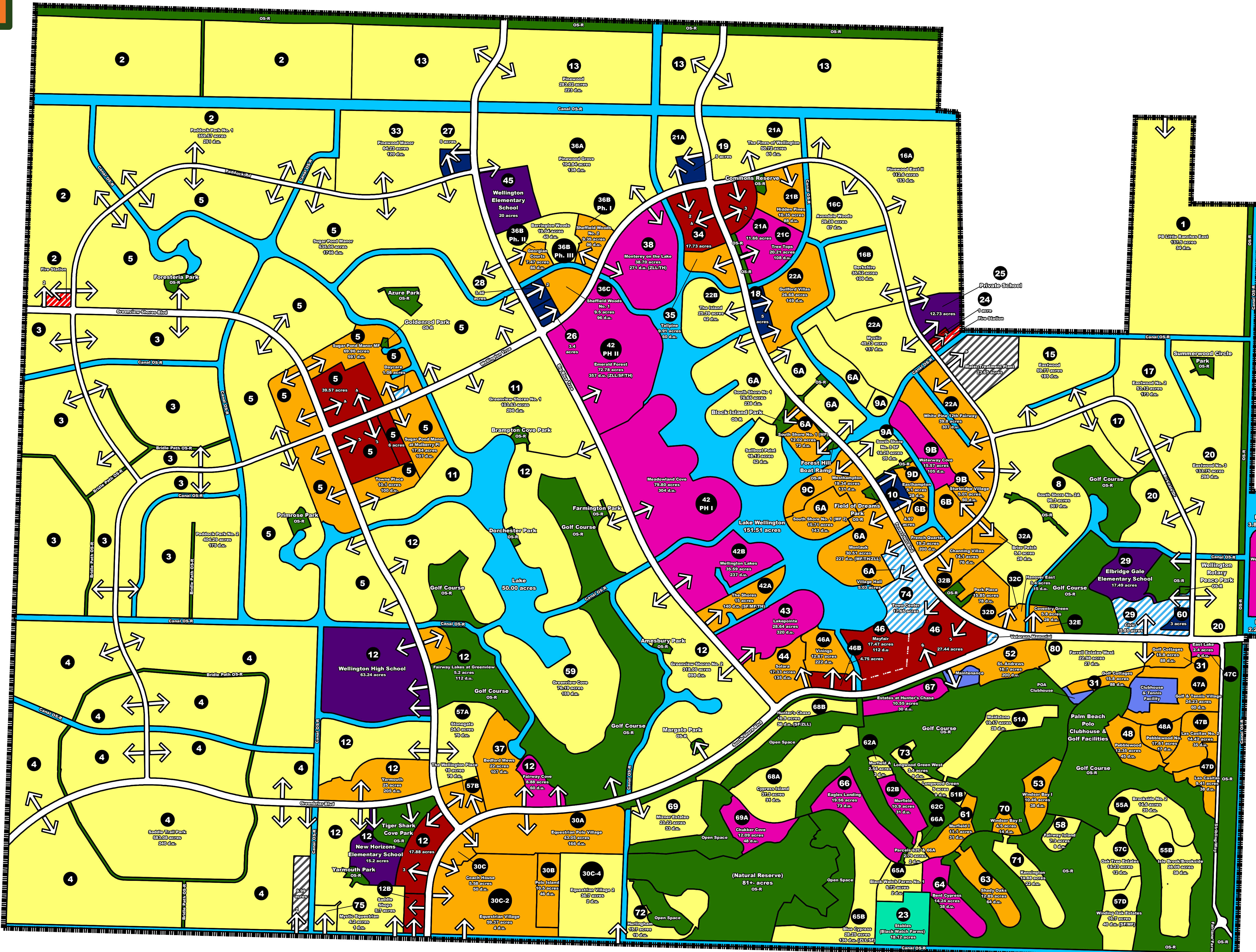
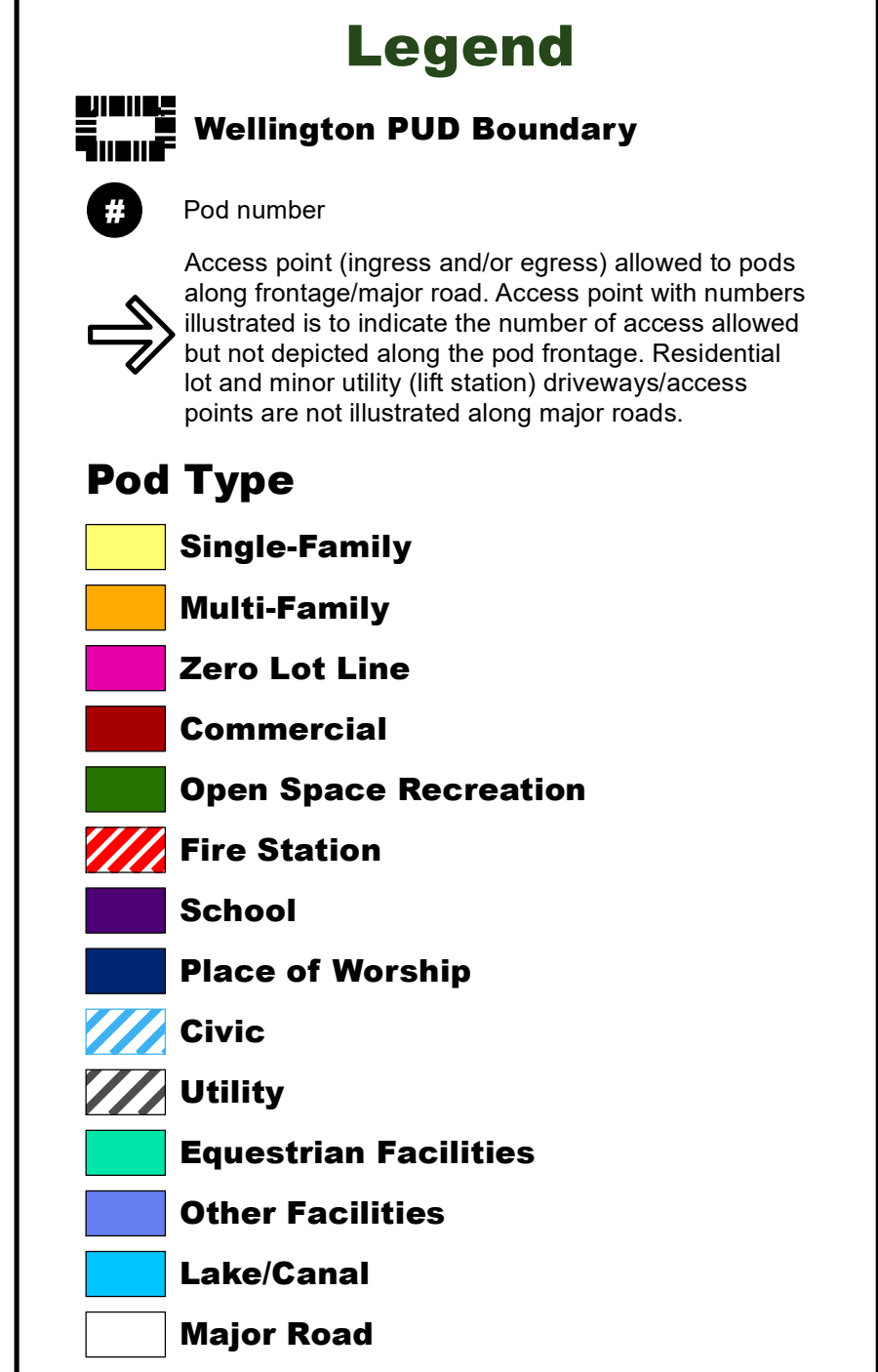
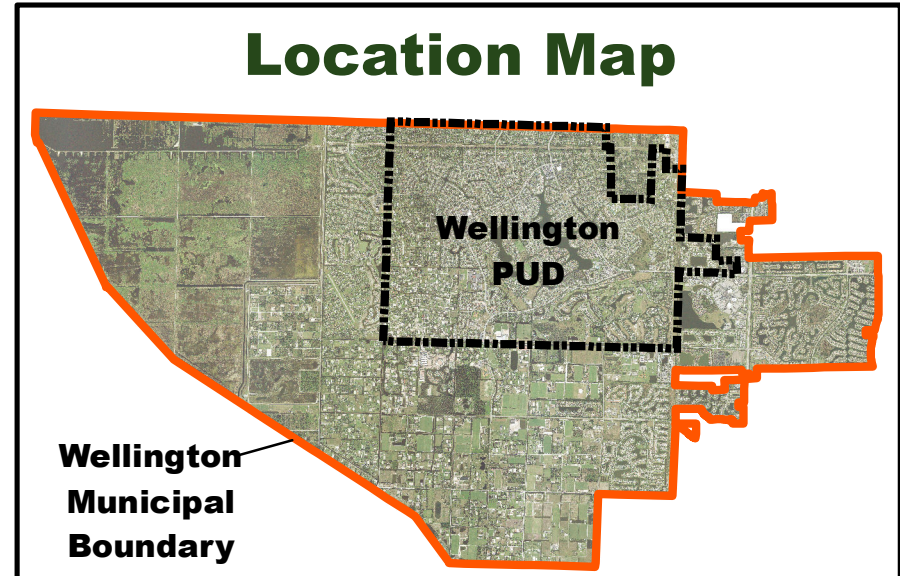


Exhibit J - Current Wellington PUD Master Plan

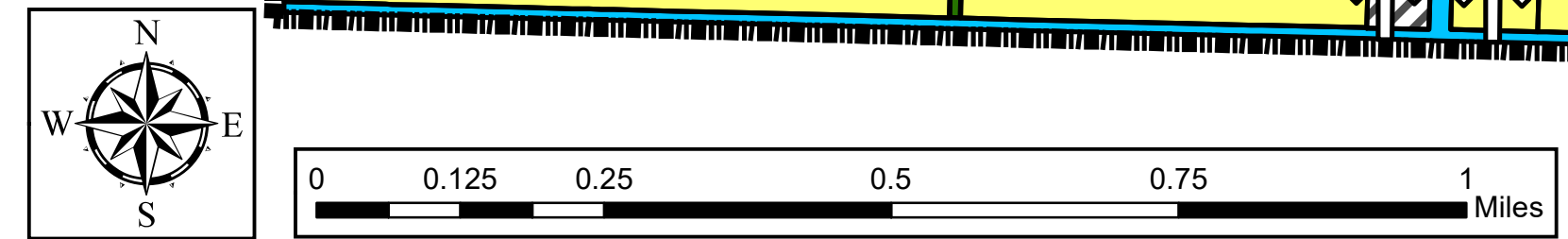


Approval Stamp

THE VILLAGE OF WELLINGTON
 Planning and Zoning Division
 Certification

Resolution No. R2023-11
 Approved by Council: July 11, 2023
 DRM: Kelly Ferraiolo

Refer to Resolutions listed in the Revisions table for conditions for each approval.



Wellington PUD Master Plan



Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density	Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density	
1	PB Little Ranches East	34	Single Family	140.50	0.24	32C	Hanover East	15	Townhome	3.40	4.41	
2	PBCFR Station 20	-	Fire Station	2.72	-	32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92	
2	Paddock Park No. 1	251	Single Family	359.57	0.70	32E	Coventry Green	28	Townhome	5.80	4.83	
3	Paddock Park No. 2	175	Single Family	404.29	0.43	33	Pinewood Manor	120	Single Family	64.23	1.87	
4	Saddle Trail Park	240	Single Family	583.08	0.41	34	Wellington Country Plaza	-	Commercial	17.73	-	
5	Wellington Corporate Center	-	Commercial	6.00	-	35	Tallpine	60	Townhome	9.91	6.05	
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-	36A	Pinewood Grove	138	Single Family	104.84	1.32	
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67	36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26	
5	Daycare	-	Civic	1.08	-	36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51	
5	Towne Place	100	Townhome	10.10	9.90	36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36	
5	Sugar Pond Manor at Mulberry Pl	107	Duplex	17.84	6.00	36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11	
5	Sugar Pond Manor	1746	Single Family	535.05	3.26	37	Bedford Mews	107	Townhome	22.00	4.86	
6A	Village Hall	-	Civic	5.03	-	38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00	
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44	42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81	
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99	42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91	
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10	42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33	
6A	South Shore No. 1	238	Single Family	76.65	3.10	42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66	
6B	French Quarter	200	Quads	19.20	10.42	43	Lakepointe	320	Zero Lot Line	28.64	11.18	
7	Sailboat Point	52	Single Family	18.12	2.87	44	Solara	135	Multifamily	17.33	7.79	
8	South Shore No. 2A	307	Single Family	96.30	3.19	45	Wellington Elementary School	-	School	20.00	-	
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46	46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49	
9B	Sturbridge Village	60	Quads	5.01	11.98	46A	Vinings	222	Multifamily	12.67	17.52	
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74	46B	Village Place	-	Commercial	4.75	-	
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77	47A	Golf & Tennis Village	60	Townhome	24.23	2.48	
9D	Easthampton	28	Duplex/Quads	5.10	5.49	47B	Las Casitas No. 2	35	Townhome	14.42	2.43	
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-	47C	East Lake	6	Zero Lot Line	2.40	2.50	
11	Greenview Shores No. 1	296	Single Family	103.63	2.86	47D	Las Casitas	38	Townhome	9.41	4.04	
12	Professional Center at Wellington	-	Commercial	17.88	-	48	Pebblewood	45	Multifamily	12.35	3.64	
12	New Horizons Elementary School	-	School	15.20	-	48A	Pebblewood No. 2	17	Townhome	7.61	2.23	
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20	51A	Maidstone	28	Single Family	19.17	1.46	
12	Fairway Cove	60	Zero Lot Line	8.88	6.76	51B	Longwood Green	9	Single Family	5.00	1.80	
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54	52	St. Andrews	200	Multifamily	16.70	11.98	
12	Wellington High School	-	School	63.24	-	53	Windsor Bay I	38	Townhome	10.46	3.63	
12	Greenview Shores No. 2	898	Single Family	318.05	2.82	55A	Brookside No. 2	35	Single Family	14.60	2.40	
12B	Saddle Shops	-	Commercial	5.70	-	55B	Isle Brook/Brookside	38	Single Family	28.09	1.35	
13	Pinewood	223	Single Family	283.02	0.79	57A	Stonegate	76	Single Family	24.60	3.09	
15	Eastwood	185	Single Family	59.77	3.10	57B	The Wellington Place	78	Townhome	10.00	7.80	
16A	Pinewood East II	153	Single Family	112.60	1.36	57C	Oak Tree Estates	12	Single Family	14.23	0.84	
16B	Berkshire	109	Single Family	35.52	3.07	57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40	
16C	Avondale Woods	67	Single Family	29.39	2.28	58	Fairway Island	9	Single Family	7.30	1.23	
17	Eastwood No. 2	173	Single Family	53.12	3.26	59	Greenview Cove	159	Single Family	76.19	2.09	
20	Eastwood No. 3	298	Single Family	133.75	2.23	60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-	
21A	Wellington Mall	-	Commercial	11.66	-	61	Murfield I	31	Townhome	11.10	2.79	
21A	The Pines of Wellington	61	Single Family	50.72	1.20	62A	Murfield A	3	Single Family	2.54	1.18	
21B	Hidden Pines	88	Townhome	16.35	5.38	62B	Murfield	31	Zero Lot Line	10.90	2.84	
21C	Tree Tops	108	Zero Lot Line	20.21	5.34	62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72	
22A	Guliford Villas	149	Duplex	26.68	5.58	63	Shady Oaks	64	Duplex	12.89	4.97	
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71	64	Bent Cypress	38	Zero Lot Line	14.24	2.67	
22A	Mystic	137	Single Family	45.33	3.02	65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21	
22B	The Island	62	Single Family	25.39	2.44	65B	Blue Cypress	109	Single Family/Zero Lot Line	28.25	3.86	
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-	66	Eagles Landing	73	Zero Lot Line	19.56	3.73	
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-	67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84	
24	PBCFR Station 25	-	Fire Station	1.80	-	68A	Cypress Island	31	Single Family	37.30	0.83	
25	Private School	-	School	12.73	-	68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13	
26	The Place of Worship of Jesus Christ of Later-day Saints	-	Place of Worship	3.40	-	69	Mizner Estates	33	Single Family	23.22	1.42	
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-	69A	Chukker Cove	48	Zero Lot Line	12.09	3.97	
29	Daycare/Wellington Branch Library	-	Civic	15.85	-	70	Windsor Bay II	14	Townhome	4.50	3.11	
29	Elbridge Gale Elementary School	-	School	17.49	-	71	Kensington	22	Single Family	14.88	1.48	
31	Golf Cottages	88	Multifamily	15.80	5.57	72	Hurlingham	19	Single Family	15.70	1.21	
31	POA Clubhouse	-	Other Facilities	1.63	-	73	Longwood Green West	9	Single Family	3.40	2.65	
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86	74	Town Center	-	Civic	17.65	-	
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38	75	Mystic Equestrian	1	Single Family	4.20	0.24	
30C	Coach House	50	Multifamily	5.58	8.96	76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51	
30C-2	Equestrian Village	4	Multifamily	59.37	0.07	77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00	
30C-4	Private Residential Polo Facility	2	Single Family	36.70	0.05	78	Wellington's Edge 3	195	Townhome	30.96	6.30	
32A	Brier Patch	28	Townhome	5.80	4.83	79	Polo Lakes	366	Multifamily	28.54	12.83	
32B	Channing Villas	76	Duplex	14.10	5.39	80	Farrell Estates West	27	Single Family	22.98	1.17	
								Total Units	14383			

Revisions		
Date	Resolution No. / Petition No.	Notes
7/11/2023	R2023-11/Petition 2022-0006-MPA	Farrell West: Created Pod 80; transferred 27 du from Pod 65B to Pod 80; and reduced Pod 65B from 163 du to 136 du.

Approval Stamp



Planning and Zoning Division

Certification

Resolution No. R2023-11

Approved by Council: July 11, 2023

DRM: Kelly Ferraiolo

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