Exhibit A - Approved Site Plan

VILLAGE OF WELLINGTON ZONING TABLE

ZONING DISTRICT: FLEXIBLE USE ZONING DISTRICT (FLEX) (1)
PETITION NUMBER (2020-0005 ASA)
PCN:74-41-44-23-03-000-0440

	ITEM	PERMITTED/REQUIRED	PROPOSED Lot
SITE	Land Use:	Kennel	Kennel
	Lot Area:		
	Min. Lot Area	1.00 ac	1.01ac
	Minimum Landscape Buffer Strip	10 ft	10.00 ft
BUILDING	Building Setbacks:		
	Min. Front	40 ft	99.8 ft (2)
	Min. Side	15 ft	20.9 ft (2)
	Min. Corner	25 ft	-
	Min. Rear	20 ft	30.5 ft (2)
	Building Height/Stories:	35 ft	15.7 ft (1 Story) (2)
	Maximum Building Coverage	45%	18%
	Floor Area Ratio (FAR):	MAX 0.45	(8,018 SF/43,996 SF) 0.1822
	Maximum Impervious	75%	58.3%
	Minimum Open Space	15%	41.7%
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	9.5 ft x 18.5 ft	10 ft x 20 ft (2), 10 ft x 18.5 ft, 12 ft x 20 ft
	Car Parking Spaces:		
	Min. Number of Spaces per Gross Floor Area	1 space / 1000 sq.ft.	
	Min. Number of Spaces	8	See Parking Table
	Min. Number of Spaces per Office GFA	1 space / 200 sq.ft.	
	Min. Number of Spaces	4	
	Min. Aisle Width	25 ft	24.8 ft (3)
	Lot Accesses:		
	Min. Driveway Access Width	35 ft	25.5 ft (3)
	Min. Lane width (One Way)	20 ft	20 ft
	Min. Aisle Width	24 ft	24 ft
NOTES	(1) All data referenced from the Village of Wellington Land Development Regulations		
	(2) Existing data is shown.		
	(3) Existing noncoformance.		
	Hours of operation will be: 7:00 AM – 7:00 PM Monday through Friday, and 9:00 AM- 5:30 PM Saturday through Sunday.		
	Total Number of Employees : 12		

Parking Table

Existing Building Parking Requirements		Area (sq. ft.)	Required	Provided
Min. Number of Spaces per Gross Floor Area	1 space / 1000 sq.ft.	7,270	8	23
Min. Number of Spaces per Office GFA	1 space / 200 sq.ft.	748	4	
Min. Handicap Parking (1)	-	-	*1*	*2*
	Total	8,018	13	25
NOTES	(1) Table 208.2 in 2017 Florida Building Code - Accessibility			

Total Lot Area	1.01 ac.
Impervious Area	
Asphalt	0.38 ac.
Sidewalk	0.03 ac.
Building	0.18 ac.
TOTAL	0.59 ***ac.***
Total % Impervious	***58.3%***
Pervious Area	
Kennel Play Yard	0.12 ac.
Landscape	0.30 ac.
TOTAL	0.42 ***ac.***
Total % Pervious	***41.7%***

Petition 2020-0005 ASA Conditions of Approval:

1. All previous conditions of approval shall remain in effect (PLANNING AND ZONING).

2. The site plan meets the requirements of Wellington's Land development Regulations and is certified for the particular site design based on the plans date stamped August 31, 2020. Any changes due to engineering or building permits may require a future site plan amendment. (PLANNING AND ZONING)

3. A permit is required from the Building Department for proposed landscaping throughout the site. The owner/applicant shall ensure dead/missing landscaping (including groundcover) and al proposed landscaping is installed prior to zoning final inspection. (PLANNING AND ZONING)

4. An Engineering Department Permit will be required for all proposed Site Work. Additional comments on the proposed drainage system layout, drainage calculations, and design elements may be forthcoming with the Engineering Department Permit review process. (ENGINEERING).

5. The dumpster area shall be enclosed with walls and automatic closing gates. The owner shall ensure the gates remain closed unless during pick-ups/deliveries or to be services. (PLANNING AND ZONING)

6. Animal waste shall be cleaned and picked up on a daily basis. Waste shall be properly disposed of in the onsite dumpster. Dumpster collection shall be scheduled weekly or more depending on need to limit odors or other nuisances. (PLANNING AND ZONING)

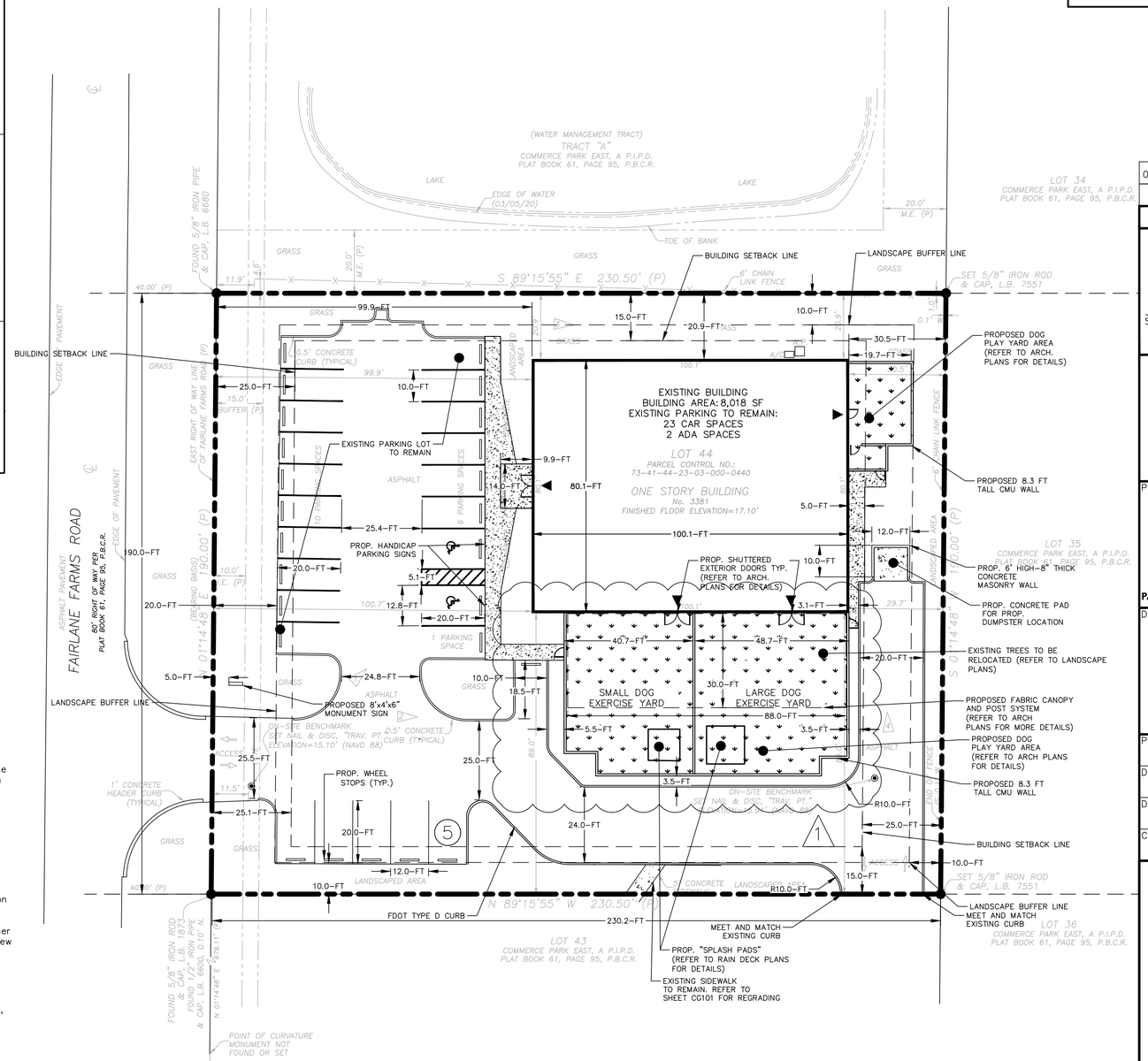
7. As per the Civil Plans, an infiltration system shall be installed underneath the permeable K9 grass to ensure proper filtration of water from the outdoor runs. (PLANNING AND ZONING)

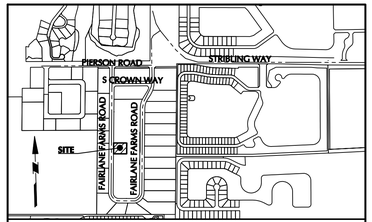
8. All state (if applicable) and local licensing shall be obtained and annually renewed including a commercial kennel license from Palm Beach County Animal Care and Control and business tax receipts from Wellington and the county.

9. All above ground utility equipment, mechanical equipment, transformer box, valves and exhaust vents, etc. shall be completely screened from view while maintaining required clearance. (PLANNING AND ZONING)

10. Prior to the final building inspection and/or issuance of Certificates of Occupancy/Completion, final inspection and approval is required from both the Planning and Zoning and Engineering Departments to ensure compliance with all approved site/landscape plans, conditions or approval, building elevations, architectural details, colors, signage, etc. (PLANNING AND ZONING)

NOTE: ALL EXISTING SITE LIGHTING IS TO REMAIN





PROJECT LOCATION MAP
SCALE: N.T.S.

20 0 5 10 20
SCALE IN FEET

Date	Description	No.
08/19/2020	DEVELOPMENT REVIEW REVISION	1

REVISIONS

SIGNATURE DATE SIGNED
MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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FL CERTIFICATE OF AUTHORIZATION No. 00006601,LB8172/LB8198

Project
K-9 RESORTS
WELLINGTON
PALM BEACH COUNTY FLORIDA

Drawing Title
SITE PLAN

Project No. 330067501
Date 08/31/2020
Drawn By CU
Checked By MPC
Drawing No. CS101
Sheet 3 of 9

THE VILLAGE OF WELLINGTON
Planning and Zoning Division
Certification

Petition No.: 2020-0005 ASA
Cert. Date: 9/23/2020
DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

VILLAGE OF WELLINGTON APPROVAL BOX

PROJECT NO. LANGAN 330067501

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