Exhibit A - Wellington Commons Site Plan

(86-32K)
CONDITIONS OF APROVAL

Note: Conditions for Wellington are not consolidated. See all previous resolutions for other conditions of approval.

A. GENERAL

1. The petitioner shall comply with all applicable previous Conditions of Approval, including original deadlines for Section 5.8 of the PBC Unified Land Development Code, unless expressly modified or reference herein.

2. The indoor entertainment facility shall be limited to the following uses: arcade with games of skill; child gymnasium and play area; party rooms; and permitted and accessory uses. (ZONING)

3. Total square footage shall be limited to a maximum of 7,500 square feet. Additional square footage may be allowed pursuant to article 5.4.E.13 (Minor Deviations) PBC ULDC. (BUILDING)

E. ENGINEERING

1. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for the proposed Indoor Entertainment Facility presently is $1,980.00 (36 trips X $55.00 per trip). (IMPACT FEE COORDINATES).

COMPLIANCE

1. Failure to comply with any of these conditions of approval at any time may result in:

a. The denial or revocation of a building permit; the issuance of a stop work order; cease and desist order; the denial of a Certificate of Occupancy on any building or structure; or the denial or revocation of any permit or approval for any developer; owner, commercial-owner, lessee, or user of the subject property; and/or

b. The revocation of the Conditional Use and any/or zoning which was approved concurrently with the Conditional Use;

c. A requirement of the development to conform with updated standards of development, applicable at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions;

d. Referral to code enforcement; and/or

e. Imposition of entitlement density or intensity.

Appeals of any departmental-administrative actions hereunder may be taken to the Palm Beach County Board of Adjustment or as otherwise provided in the Unified Land Development code (ULDC), as amended. Appeals of any revocation of Conditional Use, Rezoning, or other actions based on a Board of County Commission decision, shall be by petition for writ of certiorari to the Fifteenth Judicial Circuit. (MONITORING)

(BA 93-32)

1. The proposed [illegible] P.U.D. all the landscaping and parking requirement of the Unified Land Development Code.

2. The existing acacia tree located in the proposed outdoor play center shall be removed and replaced with a native shade tree, prior to Certificate of Occupancy.

SIT-DOWN RESTAURANT NOTES:

Average daily traffic generation for the Proposed Sit-Down Restaurant is 285.85 average trips per day per 1,000 s.f. (600 trips per day total).

No utility conflicts exist as a result of the restaurant.

The soil types that exist on the site will support the proposed building.

The total impervious area is being reduced as a result of this site plan revision.

The revision results in no alteration of drainage patterns. A paving and drainage permit will be obtained prior to issuance of a building permit.

The cafeteria, high turnover style restaurant shall comply with the following conditions:

1. No drive-through service window.
2. No designated take-out window or counter which served prepackaged food.
3. There shall be a minimum of 60% of the floor area for customer seating.
4. Traffic generation shall not exceed rates for high turnover restaurant classification.

Wellington Commons Mall Site/Subdivision Plan

Petition Number 2019-0007 - MSPA

CONDITIONS OF APPROVAL

PETITION NO. EAC86-32(M)

A. APPLICABILITY

1. The following conditions shall apply to Petition 86-32(M) (expansion of day care and veterinary clinic) only. (MONITORING)

B. HEALTH

1. Architectural Plans for the expanded day care center must be submitted to the Environmental Health Section, Palm Beach County Public Health Unit, in accordance with Chapter 10D-24 prior to issuance of a building permit. (HEALTH)

C. ENGINEERING

1. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project, Zoning Petition Number 86-32(M), to be paid at the time of issuance of the Building Permit for the 1,130 square foot day care expansion presently is $2,310.00 (42 additional trips X $55.00 per trip). (IMPACT FEE COORDINATOR)

Please Note:

This plan is a study to determine preliminary densities only. Actual densities of residential units, commercial square footage, or parking spaces may vary once final accurate architecture is determined and the site is researched for accurate survey, easements, roadway and canal right-of-way dedications, existing vegetation, wetlands and soil analysis, drainage patterns, traffic impact analysis and any special conditions imposed by governing bodies.

Existing use: Shopping Center
AR-PUD, LR-2

LOCATION MAP not to scale

Total Site Data

Site Area 507,910 s.f.	11.66 acres
Gross Floor Area	128,784 s.f.
Net Leasable Floor Area	98,281 s.f.
Parking Required	524 spaces
Parking Provided	421 spaces
Floor Area Ratio	0.26
Lot Coverage	21.7%

Outparcel Site Data (Existing Bank)

Site Area 75,708 s.f.	1.738 acres
Gross Floor Area	3,600 s.f.
Net Leasable Floor Area	3,000 s.f.
Floor Area Ratio	0.05
Lot Coverage	6%

Parcel "C1"; Mall Site Data

Site Area 116,223 s.f.	2.67 acres
Gross Floor Area	90,718 s.f.
Net Leasable Floor Area	66,775 s.f.
Floor Area Ratio	0.78
Lot Coverage	78.1%

Parcel "C2";
Wellington Professional Building No. 1

Site Area 41,718 s.f.	0.96 acres
Gross Floor Area	11,928 s.f.
Net Leasable Floor Area	9,442 s.f.
Floor Area Ratio	0.29
Lot Coverage	14.3 %

Parcel "C3"; Fast Food Drive-Thru Rest.

Site Area 35,853 s.f.	0.82 acres
Gross Floor Area	713 s.f.
Net Leasable Floor Area	713 s.f.
Floor Area Ratio	0.02
Lot Coverage	2.0 %

Parcel "C4"; Fast Food Drive-Thru Rest.

Site Area 31,565 s.f.	0.72 acres
Gross Floor Area	2,800 s.f.
Net Leasable Floor Area	2,800 s.f.
Floor Area Ratio	0.09
Lot Coverage	8.9%

Parcel "C5";
Wellington Professional Building No. 2

Site Area 45,814 s.f.	1.05 acres
Gross Floor Area	19,005 s.f.
Net Leasable Floor Area	15,551 s.f.
Floor Area Ratio	0.41
Lot Coverage	13.8%

Area "A"; The Pines of Wellington,
Parcel "C" Property Owners Association
Site Area 161,029 s.f. 3.70 acres

Minimum Tree Planting Requirement 204 trees
(ORB 6518, Pages 1889-1905)

G.F.A. = Gross Floor Area
N.L.F.A. = Net Leasable Floor Area

*A potential additional 99 spaces (13 spaces @ Grade & 86 spaces above grade) have been indicated with dashed lines. These proposed spaces are all 9.5'x 18.5' min. for a retail commercial use as per the Palm Beach Co Zoning Code. Existing spaces are 10'x20'. The 86 spaces above grade is accommodated by a parking deck with a ramp system that would require the deletion of 16 spaces at grade as indicated. These spaces would require the removal of existing ornamental vegetation, "natural areas", and the reconfiguration of the service area behind the Wellington Mall. The total parking provided would increase to 520 spaces.

General Notes:
Site plan based on certified site plan, Petition No. 86-32A Prepared by Marshall Bellin & Associates approved on 6.24.87, last revised by Urban Design Studio 4.6.93, and a Sketch of Survey prepared by C.C.L. Consultants, Inc. dated 1.23.90.

"H" Indicates handicapped parking spaces (12'x20').
There are 20 existing handicapped parking spaces on the site
Twenty spaces are 4% of the total required parking spaces.

Existing landscaping has been deleted for graphic clarity.

The existing bank parcel is shown for illustrative purposes only. It is not subject to modification and is not part of the shared parking agreement.

NOTE:
This site plan amendment is to delineate the proposed parcels within the project only and no on-site modifications are proposed as part of this requiest.

PETITION NUMBER 2019-0007-MSPA CONDITIONS OF APPROVAL

1. All previous conditions of approval not affected by this Site Plan Amendement are still in full effect.

2. A re-plat is required.

3. This site plan amendement shall be subject to a cross access and shared parking agreement, which may be by separate instrument or included in the Property Owners Association documents. Any future modifications to these documents that may affect the cross access or shared parking shall require Wellington's review and approval prior to rcordation.

SITE / SUBDIVISION PLAN

PROJ. NO.	2091	DATE	02/08/2021
SCALE	1"=40'	SHEET	1 OF 1

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3168 FAX 561-792-3122
FL. REGISTRATIONS: LB0006837, EB 0007864

WELLINGTON COMMONS MALL
WELLINGTON, FLORIDA