

Exhibit "A"
Location Map

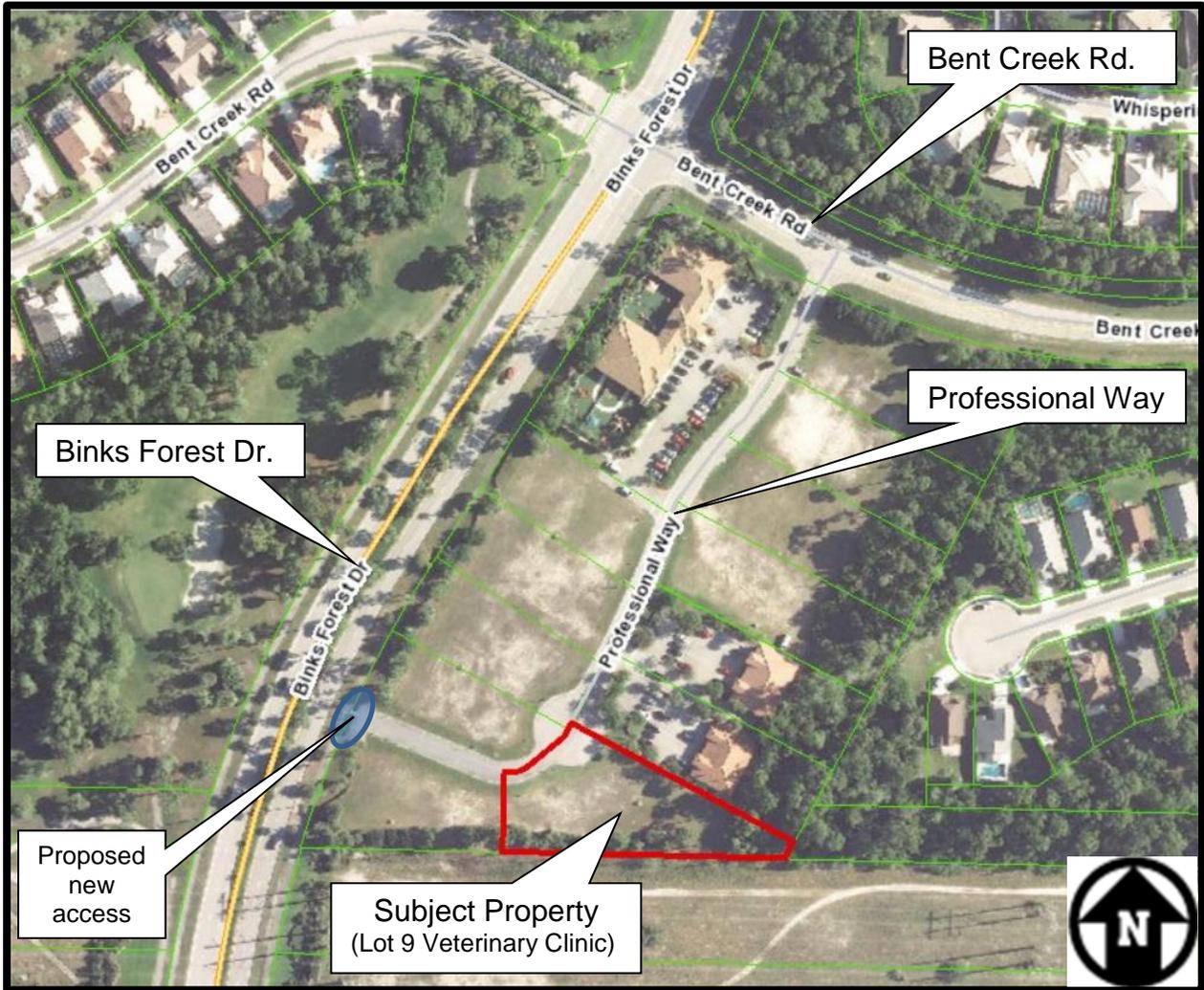


Exhibit "B"
Legal Description

LOT 9 OF BINKS COMMERCIAL CENTRE, RECORDED IN PLAT BOOK 91, PAGES 21
AND 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

CONTAINING: 0.73 ACRE MORE OR LESS

Exhibit "C"
Binks Commercial Center Site Plan

WATER CONSERVATION POINT TABLE		
TECHNIQUE/DESIGN FEATURE	PROVIDED	POINTS
Moisture-Sensing Controller (other than rainswitch)		
Drip/Tickle/Micro Irrigation System		
Irrigation Quality Effluent Irrigation		
Florida Native Landscape	51-90%	20
Required trees - Very Drought Tolerant	51-90%	10
Extra Shade Trees		
Sod/Turf Alternative		
Required Shrubs - Very Drought Tolerant	51-90%	10
TOTAL POINTS		40

MINIMUM LANDSCAPE REQUIREMENTS			
CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
INTERIOR			
Trees (total)	1 per 2500 SF	18	18 min.
Native trees	50% minimum	9	9 min.
Very drought tolerant (trees)	25% minimum	5	5 min.
Shrubs 24" ht (total)	3 per 2500 SF	354	354 min.
Native shrub total	50% minimum	177	177 min.
Very drought tolerant (shrubs)	25% minimum	89	89 min.
Vehicle use area trees (interior)	40 sf/parking space	10840 sf.	10840 sf. min.
Vehicle use (shade trees)	75% minimum	8130 sf.	8130 sf. min.
Other Vehicle use (landscape)	5% of other V.U.A.	1302 sf.	1302 sf. min.
Required # of species		5	5 min.
Tree size (V.U.A.)	10" ht, 2" cal. each min.		same
Preservation Area in Use of Perimeter Buffer Req.			

* 1/2500 of 296208 s.f. area (site area - 25% preserve area)

Plant List

Proposed Shade Tree
 (Mahogany, Live Oak, Laurel Oak)
 V.U.A. # 10' ht x 5" spr., 2" DBH, 4' c.t. min.

Proposed Palm
 (Royal, Washingtonia, Sabal)
 8'-10' c.t.

General Notes:
 All proposed plant material shall be Fla. #1 or better.
 All proposed landscape areas shall be provided with 100% automatic irrigation coverage.
 *Mch all plant beds.
 All prohibitive plant species will be removed from the site and prevented from re-establishing.
 All landscape areas shall be curbed as per the ULDC Code Requirements, 1.3.H.6.a.(1)(2) and b.

Rec. Area
 Bink's Forest of the Landings at Wellington P.U.D.
 LUP: LR-1
 Zoning: RE/SE(PUD)
 Existing Use: Golf Course

LEGEND

* Pet Waste Station

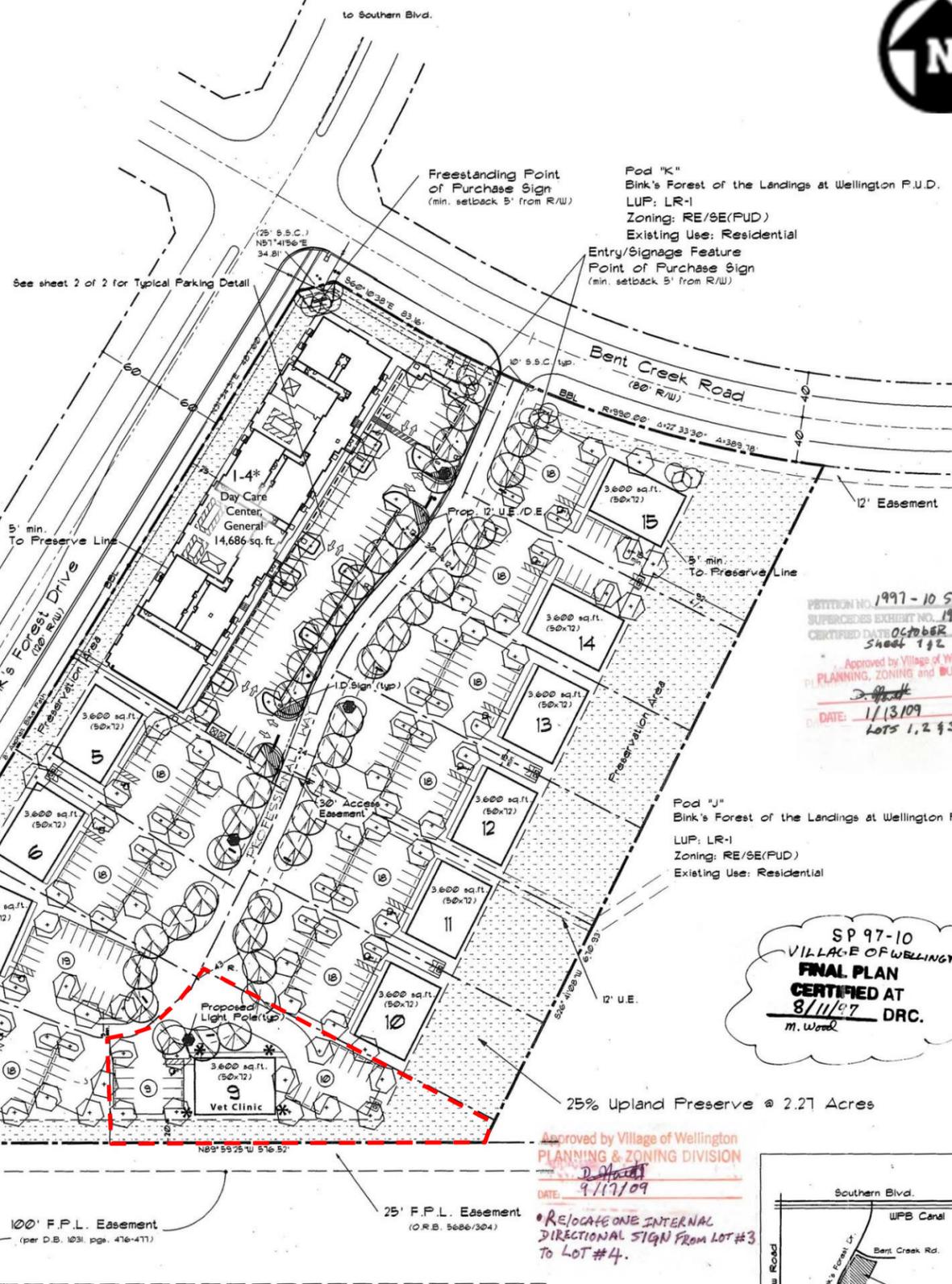
Proposed new access

Enclosed Dumpster (typ.)
 (see sheet 2 of 2 for detail)
 (EXCISE/RELOC. FROM 19.0.04)

Freestanding Point of Purchase Sign
 (min. setback 5' from R/W)

100' F.P.L. Easement
 (per D.B. 1031, pgs. 416-417)

Rec. Area
 Bink's Forest of the Landings at Wellington P.U.D.
 LUP: LR-1
 Zoning: RE/SE(PUD)
 Existing Use: Golf Course



1997-10 SP4
 SUPERSEDES EXHIBIT NO. 1997-10 SP
 CERTIFIED DATE: OCTOBER 8, 2008
 Sheet 1 of 2
 Approved by Village of Wellington
 PLANNING, ZONING and BUILDING DEPT.
 DATE: 1/13/09
 LOTS 1, 2 & 3 only

SP 97-10
 VILLAGE OF WELLINGTON
FINAL PLAN
CERTIFIED AT
8/11/07
 m. Wood

Approved by Village of Wellington
 PLANNING & ZONING DIVISION
 DATE: 9/17/09
 *RELOCATE ONE INTERNAL DIRECTIONAL SIGN FROM LOT #3 TO LOT #4.

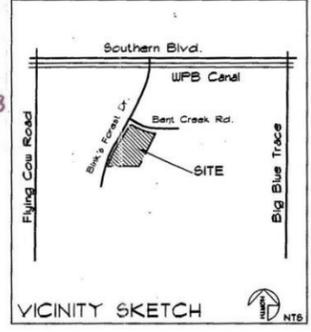
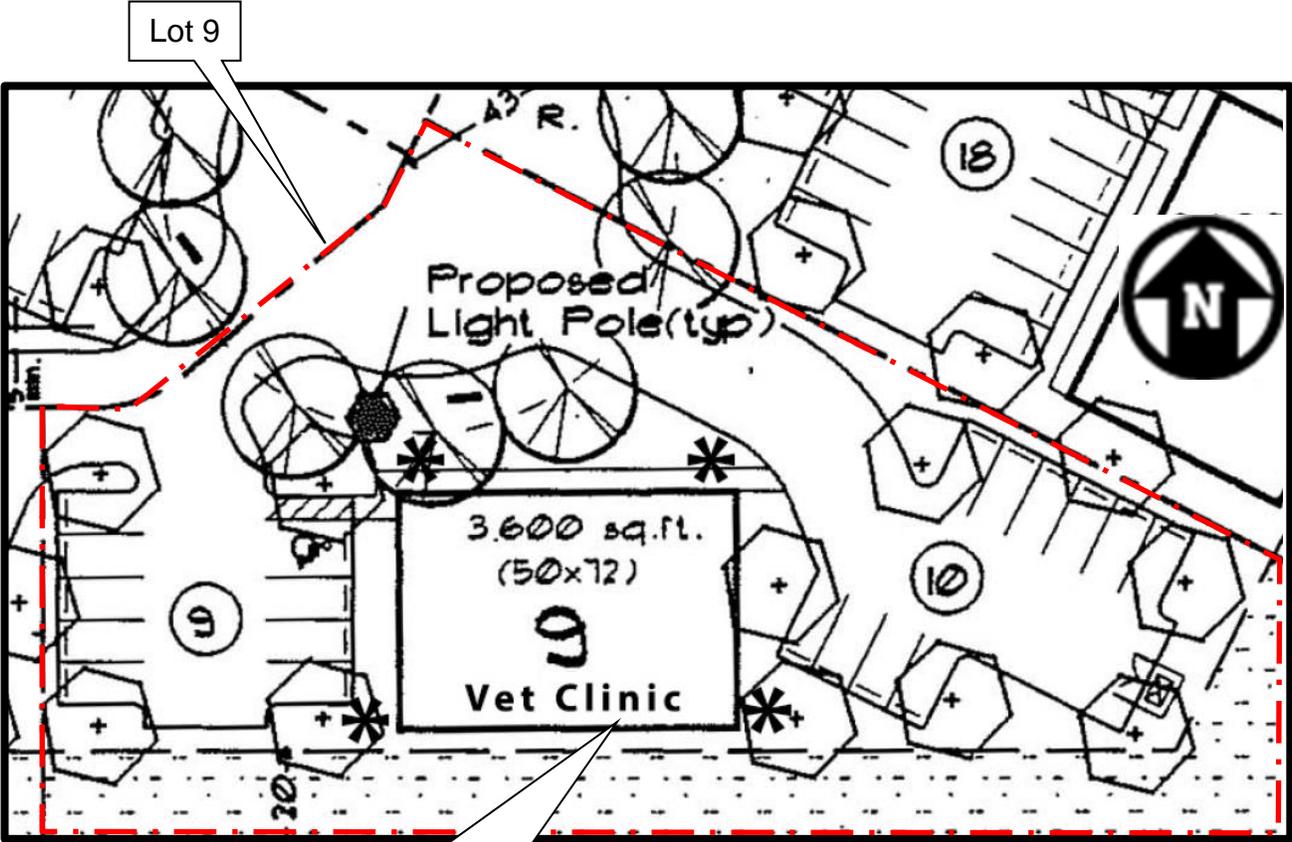


Exhibit "D"
Lot 9 Site Plan



Proposed Veterinary Clinic Building

Exhibit "E"

Palm Beach County (PBC) Traffic Division Letter (Dated August 25, 2016)



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229

(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

August 25, 2016

Dave Flinchum
Village of Wellington
12794 W. Forest Hill Boulevard, Suite 10
Wellington, FL 33414

**RE: 278 Professional Way (a.k.a. Binks Commercial Center - lot 9)
Project #: 160614
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Dave:

The Palm Beach County Traffic Division has reviewed the **278 Professional Way (a.k.a. Binks Commercial Center - lot 9)** Traffic Impact Analysis prepared by Wantman Group, Inc., revised August 10, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality: Village of Wellington
Location: Southeast of Binks Forest Drive and Bent Creek Road intersection, on Professional Way.
PCN #: 73-41-43-31-07-000-0090
Existing Uses: Vacant
Proposed Uses: 3,600 SF of animal hospital in lot 9
Access: One full access driveway on Bent Creek Drive
New Net Daily Trips: 106
New Net PH Trips: 12 AM (8/4) and 13 PM (6/7)
Build-Out: December 31, 2021

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 684-4030 or email to qyuan@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Quan Yuan".

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY:saf
ec: Addressee
Juan F. Ortega, P.E., PhD – Wantman Group, Inc.
Quazi Bari, P.E., Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\160614 - 278 PROFESSIONAL WAY.DOC

Exhibit "F"

Wellington Traffic Consultant's Letter (Dated September 21, 2016)

PTC

Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

September 21, 2016

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Binks Commercial Center (Lot 9) Veterinary Clinic - #PTC16-001K
HTE16-87 / 2016-34 CU 1**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted traffic statement dated September 15, 2016 for the Conditional Use Application. The resubmittal responded to our comments dated September 12, 2016. We recommend the following conditions of approval:

1. Prior to the issuance of any building permit for the veterinary clinic use for Lot 9 of the Binks Commercial Centre, construction shall commence for the completion of the driveway connection for the Binks Commercial Centre to Binks Forest Drive and for the construction of a northbound right turn lane at this location. Construction shall be complete prior to issuance of a certificate of occupancy for Lot 9.
2. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the veterinary clinic use on Lot 9 of the Binks Commercial Centre shall be issued after December 31, 2021. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.

Sincerely,

Andrea M. Troutman, P.E.
President

cc: Cory Lyn Cramer
Patrick Barthelemy

Pinder Troutman Consulting, Inc.

Letter Newell 16-001K 9-21-16

Exhibit "G"
Applicant Traffic Consultant's Letter (Revised December 13, 2016)



Revised December 13, 2016
December 12, 2016

Damian Newell
Associate Planner | Village of Wellington
12300 Forest Hill Boulevard
Wellington FL 33414

Re: 278 Professional Way - AKA Binks Commercial Center (Lot 9)
PCN: 73-41-43-31-07-000-0090

Dear Damian,

Wantman Group, Inc., (WGI) evaluated the traffic impact analysis that determined compliance with *Palm Beach County (PBC) – Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*, as well as, *Wellington TPS - Article 15 of the Wellington, Florida, ULDC* associated with the Site Plan application for the 278 Professional Way property to convert Parcel 9 currently approved for 3,600 square feet of retail/office development to 3,600 square feet of Animal Hospital use. The project is located east of Binks Forest Drive, about 0.20 miles south of Southern Boulevard in the Village of Wellington, Florida.

This memorandum is being provided to further elaborate on a new driveway connecting Professional Way directly to Binks Forest Drive on the south end of the Binks Commercial Center.

The gross Daily, AM and PM peak hour trips potentially generated due to 3,600 square feet of Animal Hospital are 130, 15 and 17 trips respectively while the same amount of retail will potentially generate 547, 3 and 46 trips respectively. Consequently, an Animal Hospital use will generate less daily and peak hour traffic than the currently approved uses permitted on Parcel 9.



Figure 1: Project Location

In addition, the proposed Animal Hospital will be expected to generate 11 trips during the inbound peak hour. Therefore, traffic potentially generated by the proposed Animal Hospital use alone does not generate enough trips to warrant a right turn lane on their own.

Exhibit 1 provides Daily, AM and PM peak hour driveway volumes for the proposed development assuming Professional Way directly connecting to Binks Forest Drive. Most of the traffic currently turning eastbound at Bent Creek Road and Binks Forest Drive during the peak hour is generated by Binks Forest Elementary. It is very likely that the school traffic traveling northbound on Binks Forest Drive will take a shortcut via Professional Way. Consequently, we are recommending that the school zone starts south of the new intersection of Professional Way and Binks Forest Drive.

Moving the school zone to south of the proposed access will reduce the northbound traffic speed turning right at the proposed connection. In addition, the proposed larger inbound turning radius will allow the school traffic cutting through Professional Way to make the right turn safely. However, a right turn lane is recommended as other parcels are developed within Binks Commercial Center that will have inbound peak hours different than the school zone hours.

Sincerely,

WANTMAN GROUP, INC

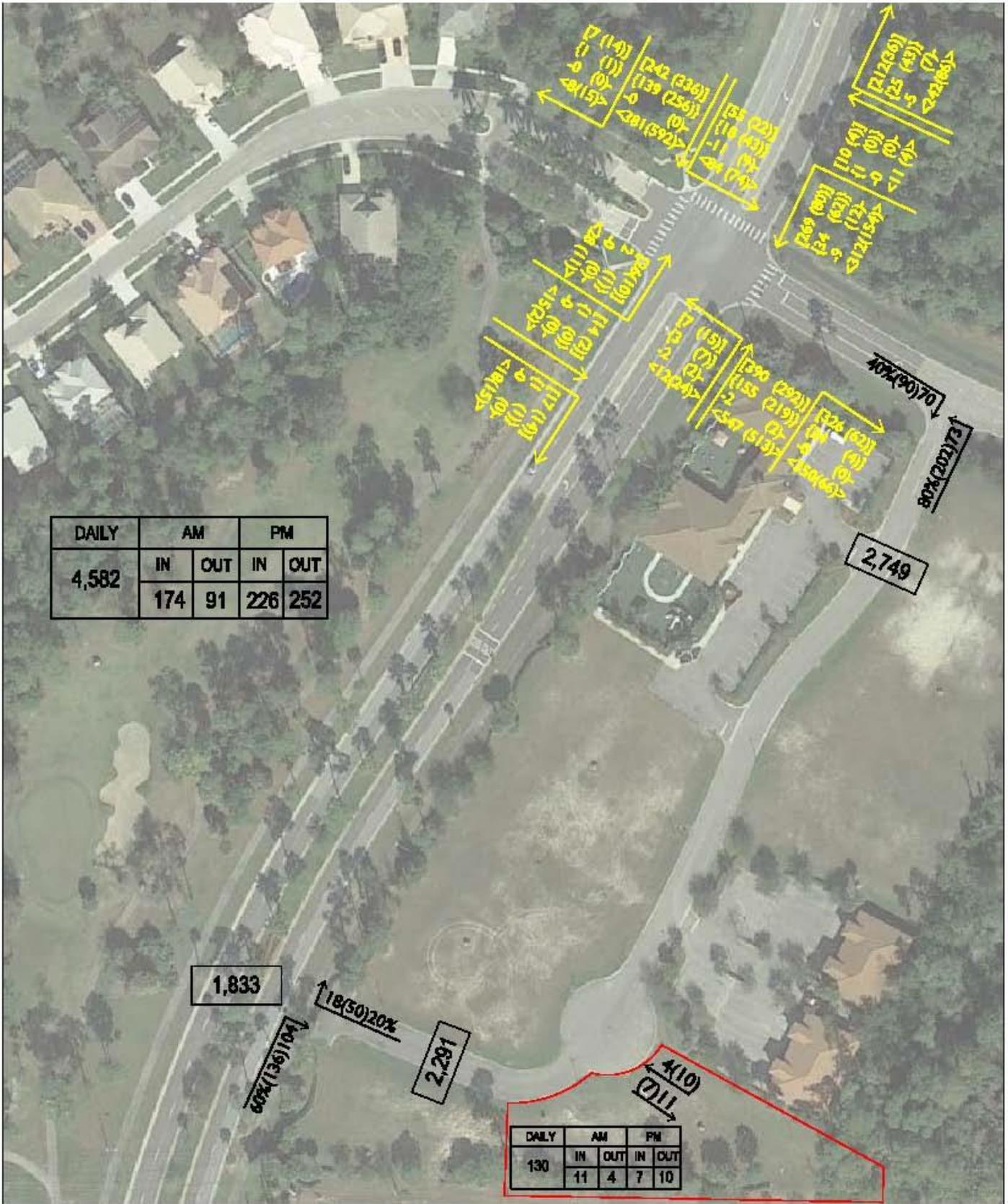

Dr. Juan F. Ortega, PE

Enclosures: Exhibit 1: Driveway Volumes

2016-12-13_278 Professional Way_Right Turn_2052.00 - Copy

2035 Vista Parkway, West Palm Beach, FL 33411 t: 561.687.2220 f: 561.687.1110

www.wantmangroup.com



LEGEND

AM PEAK HOUR = 30%	EXISTING TRAFFIC = 30K (77)
PM PEAK HOUR = 37%	BACKGROUND TRAFFIC = 30K (77)
DAILY = 27	PROJECT TRAFFIC = 30K (77)
	20% TRAFFIC = 30K (77)

**278
PROFESSIONAL WAY**

FIGURE 5B:
Project Driveway Volumes
With Blinka Forest Drive Connection

