

- 1
2 3. Utilities: The site is located within the Urban Service
3 Area which has existing potable water, sanitary
4 sewer and trash disposal. There are adequate
5 public facilities available to serve the subject
6 site.
7
- 8 4. Concurrency Considerations: Wellington Traffic Consultant has determined
9 the proposed modifications meet the Traffic
10 Performance Standards (TPS) of Wellington
11 subject to conditions. A northbound right turn
12 lane and access opening on Binks Forest Drive
13 into the Binks Commercial Center project is
14 required.
15
- 16 5. Comprehensive Plan Considerations: The proposed veterinary clinic is consistent
17 with Wellington's Comprehensive Plan
18 including but not limited to preserving and
19 protecting the characteristics of the
20 communities in Wellington; neighborhood
21 compatibility policies; Land Use, Transportation
22 and Infrastructure Elements.
23

24 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
25 **FLORIDA, THAT:**
26

27 **SECTION 1:** The Binks Commercial Center Lot 9 veterinary clinic Conditional
28 Use, for the real property as described in Exhibit 1 is hereby approved subject to the
29 following conditions:
30

- 31 1. The veterinary clinic shall be limited to a maximum of 3,600 square feet. The site
32 shall be in substantial compliance with the approved site plan as indicated in
33 Exhibit 2. Site plan changes and conditions imposed by Council shall be
34 submitted to the DRC for final processing. (PLANNING)
- 35 2. Architectural Review Board (ARB) approval is required for the elevations, colors
36 and signs prior to permitting. (PLANNING)
- 37 3. The boarding of animals and outdoor facilities shall be prohibited. The overnight
38 medical care of the veterinary clinic patients shall be permitted only when
39 medically necessary. (PLANNING)
- 40 4. The veterinary clinic shall provide on-site care of domestic non-farm animals
41 only. (PLANNING)
- 42 5. A minimum of two (2) pet waste stations shall be provided on-site. The operator
43 shall collect and dispose of all on-site animal waste from the pet waste stations
44 daily. (PLANNING)

- 1 6. The operator shall dispose of animal medical waste by a registered medical
2 waste disposal company. (PLANNING)
- 3 7. The owner or operator shall obtain all appropriate federal, state and local
4 permits / licenses for the veterinary clinic prior to obtaining a Wellington Local
5 Business Tax Receipt. (PLANNING)
- 6 8. Prior to the issuance of any building permit for the veterinary clinic use for Lot 9
7 of the Binks Commercial Center, construction shall commence for the driveway
8 connection to Binks Forest Drive and for the construction of a northbound right
9 turn lane at this location. Construction shall be complete prior to issuance of a
10 certificate of occupancy for Lot 9. (TRAFFIC)
- 11 9. The petitioner shall submit a master plan and site plan amendment request to
12 add an access opening along Binks Forest Drive on the Landings at Wellington
13 PUD Master Plan and Binks Commercial Center Site Plan. The DRC will review
14 and approve this minor master plan amendment and site plan amendment per
15 the Village Council approval of this Resolution. The abandonment of the limited
16 access easement opening along Binks Forest Drive shall be processed by the
17 Village Engineer for Council final approval. (PLANNING)
- 18 10. In order to comply with the Mandatory Traffic Performance Standards in place at
19 the time of this approval, no building permits for the veterinary clinic use on Lot 9
20 of the Binks Commercial Center shall be issued after December 31, 2021. A
21 time extension for this condition may be approved based on a Traffic Study
22 which complies with the Mandatory Traffic Performance Standards in place at
23 the time of the request. (TRAFFIC)

24 **SECTION 2:** Should any section, paragraph, sentence, clause, or phrase of this
25 Resolution conflict with any section, paragraph, clause or phrase of any prior
26 Resolution, or municipal Code provision, then in that event the provisions of this
27 Resolution shall prevail to the extent of such conflict.

28
29 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this
30 Resolution be declared by a court of competent jurisdiction to be invalid, such decision
31 shall not affect the validity of this Resolution as a whole or any portion or part thereof,
32 other than the part so declared to be invalid.

33
34 **SECTION 4:** This Resolution shall become effective immediately upon adoption.

35
36 (Remainder of page intentionally left blank)
37

1 **PASSED AND ADOPTED** this _____ day of _____, 2016.

2

3

4 **ATTEST:**

WELLINGTON, FLORIDA

5

6

7 BY: _____

BY: _____

8

Rachel Callovi, Clerk

Anne Gerwig, Mayor

9

10

11 **APPROVED AS TO FORM AND**

12 **LEGAL SUFFICIENCY**

13

14

15

16 BY: _____

17

Laurie Cohen, Village Attorney

18

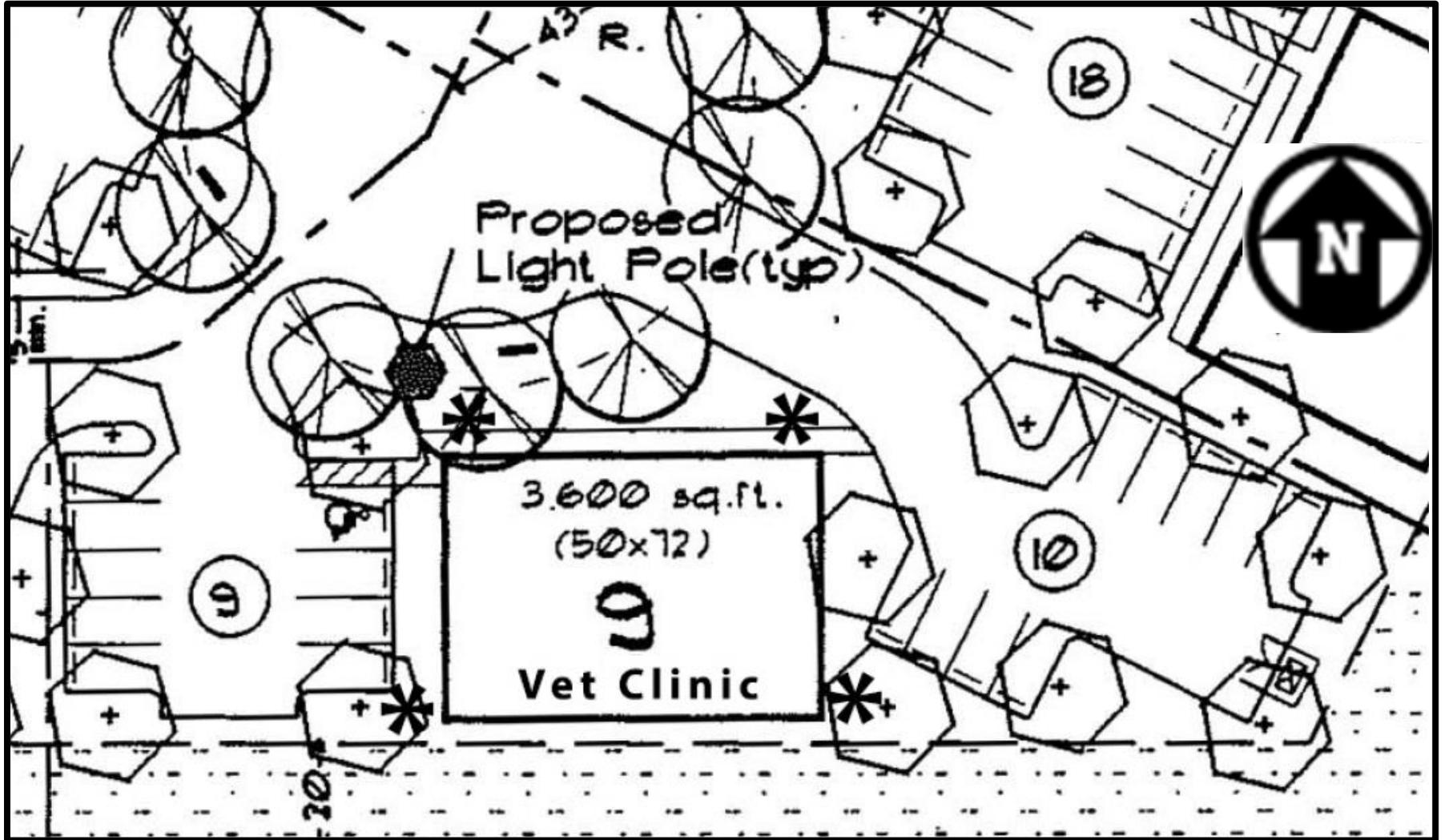
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Exhibit 1
Legal Description

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 2
Approved Site Plan Lot 9

1



2