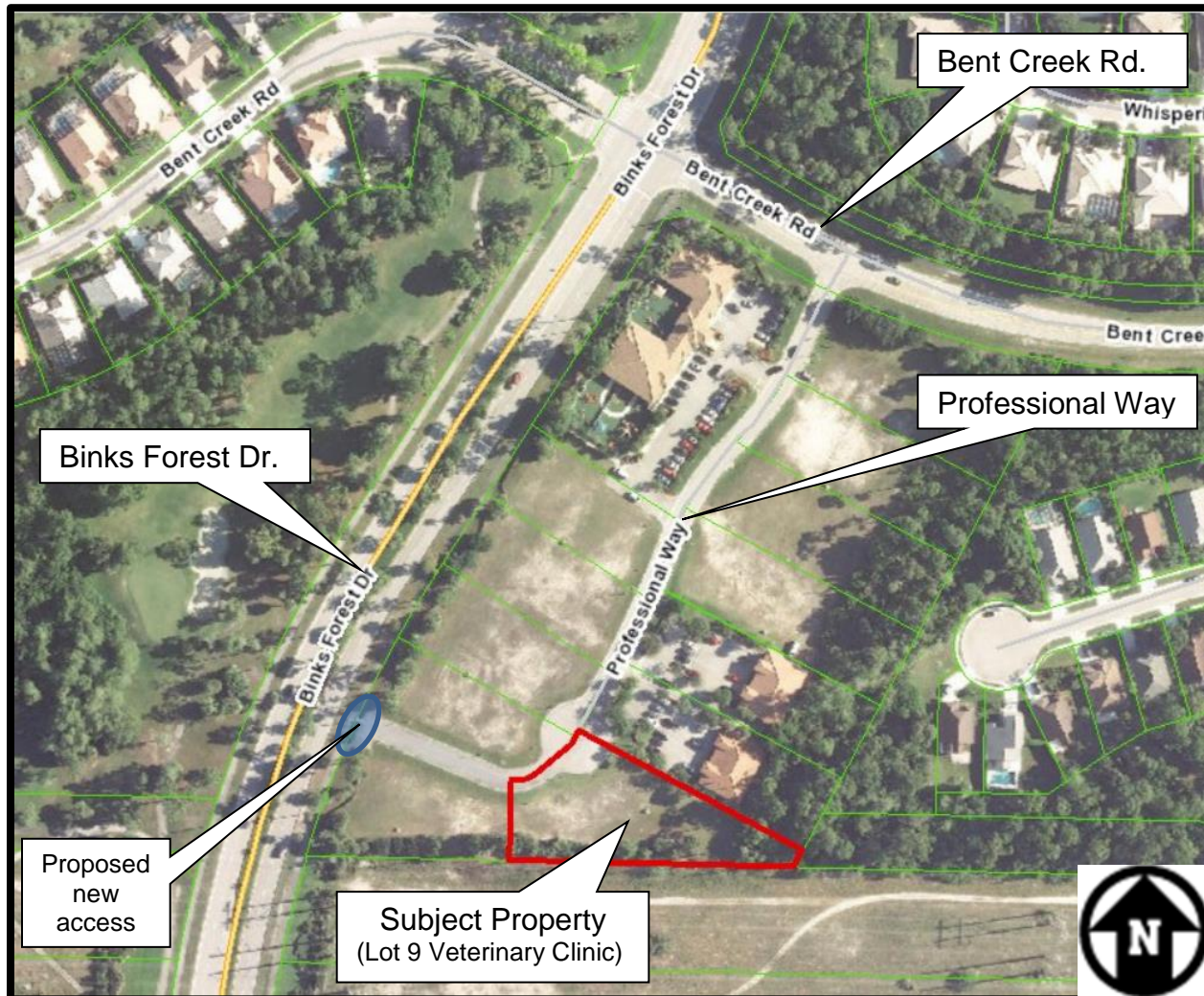


### Location Map



**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	51-100%	10
Extra Shade Trees		
Sod/Turf Alternative		
Required Shrubs - Very Drought Tolerant	51-100%	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	30	30 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		75% min.
Other Vehicle use (landscape)	5% of other V.U.A.	7302 sf.	7302 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.
- (Mahogany, Live Oak, Laurel Oak)  
Street tree # 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.

\*Tuck 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)(4)(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

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

Enclosed Dumpster (typ.)  
(see sheet 2 of 2 for detail)  
(SCREENED, FRAMED, 19' O.D.)

100' F.P.L. Easement  
(per D.B. 1031, pgs. 476-477)

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

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

Pod "K"  
Bink's Forest of the Landings at Wellington P.U.D.  
LUP: LR-1  
Zoning: RE/SE(PUD)  
Existing Use: Residential

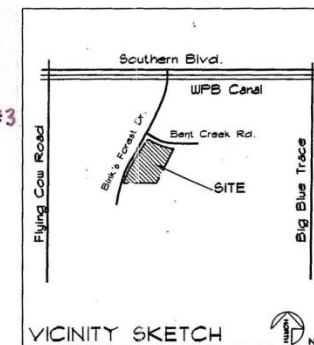
Entry/Signage Feature  
Point of Purchase Sign  
(min. setback 5' from R/W)

PETITION NO. 1997-10 SP4  
SUPERCEDES EXHIBIT NO. 1997-10 SP  
CERTIFIED DATE 06/06/97 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

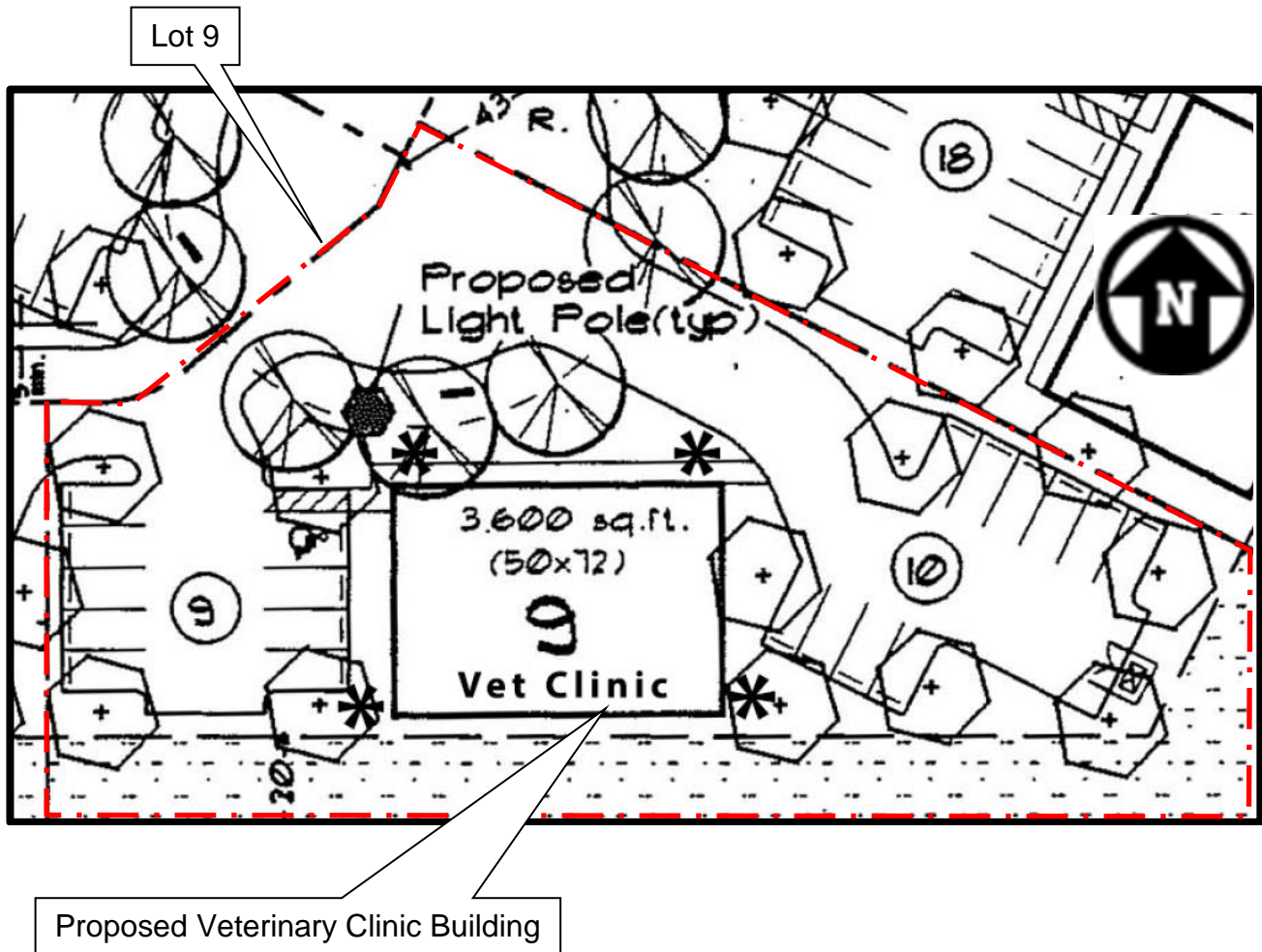
Pod "J"  
Bink's Forest of the Landings at Wellington P.U.D.  
LUP: LR-1  
Zoning: RE/SE(PUD)  
Existing Use: Residential

SP 97-10  
VILLAGE OF WELLINGTON  
FINAL PLAN  
CERTIFIED AT  
8/11/97 DRC.  
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**



## 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](http://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@pbccgov.org](mailto:qyuan@pbccgov.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