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 Theatre Parking Space Variance shall meet 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. (800 trips per day total).

No utility conflicts exist as a result of the restaurant.

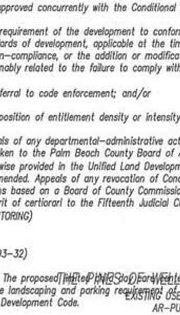
The soil types that exist on the site will support the proposed building.

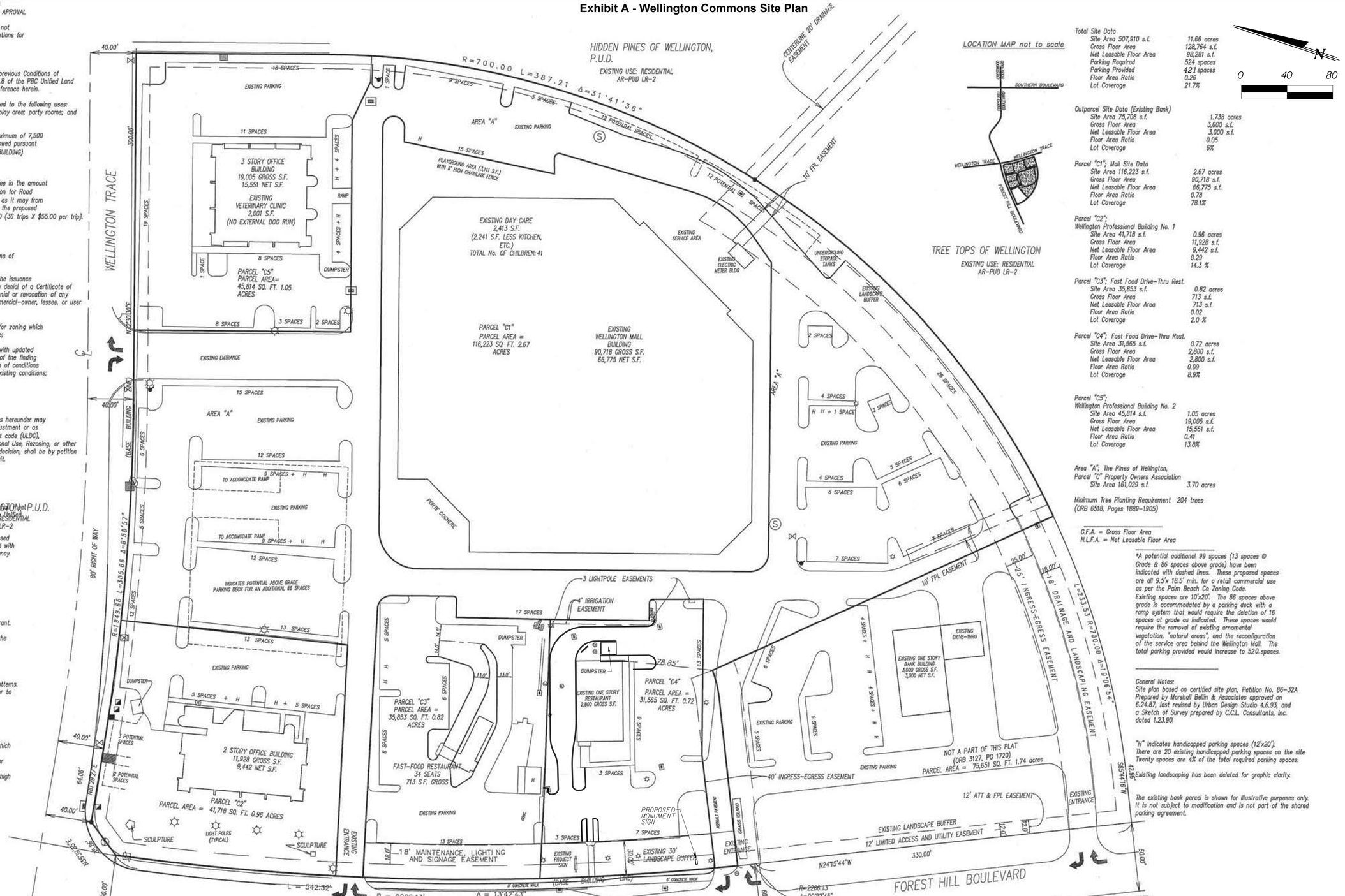
The total impervious area is being reduced as a result of this site plan revision.

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)

SITE / SUBDIVISION PLAN

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

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WELLINGTON COMMONS MALL
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