



**STAFF REPORT  
PLANNING & ZONING DIVISION**

**I. PETITION DESCRIPTION**

**Petition:** St. Rita's Catholic Church - Conditional Use for Daycare 18-135 (2018-047CU1)

**Owner:** Diocese of Palm Beach, Bishop Gerald Barbarito  
13645 Paddock Drive  
Wellington, Florida 33414

**Agent:** Joe/Elizabeth Colome, Colome and Associates, Inc.

**Request:** Approval of a Conditional Use for a sixty (60) student daycare, with a total of 5 classrooms and 2,700 square foot outdoor play area.

**Location:** St. Rita's Catholic Church is a 5-acre site located on the northwest corner of Paddock Drive and Big Blue Trace (Legal Description – Exhibit A).

**PCN:** 73-41-44-04-03-000-0000

**Location Map:**



## II. LAND USE AND ZONING

	<b>Existing Uses</b>	<b>Future Land Use</b>	<b>Zoning</b>
Subject Site	Church	Institutional/Public Facilities/Utilities	AR/SE/PUD
North	Single Family	Residential C (1-3 DU/AC)	AR/SE/PUD
South	Single Family	Residential D (3-5 DU/AC)	AR/SE/PUD
East	Single Family	Residential C (1-3 DU/AC)	AR/SE/PUD
West	Single Family	Residential C (1-3 DU/AC)	AR/SE/PUD

## III. BACKGROUND

The 5-acre project known as St. Rita's Catholic Church was constructed in 1983. In 1992, they added the existing parish hall. The church is seeking to offer full time daycare during the week between the hours of 6:30 am and 6:30 pm. Section 6.8 of the Land Development Regulations (LDR) requires a Conditional Use approval to operate a daycare facility within a PUD.

The church is planning to demolish the existing parish hall and build a new multi-purpose building to the north of the church. The plan includes paved and grass parking, better connectivity from the parking area to the church and parish hall, and expand the outdoor play area.

The daycare will operate in the parish hall (see Exhibit B – Site Plan). The five (5) classrooms will accommodate sixty (60) students, ranging from three (3) to five (5) years of age. There will three (3) classrooms for the 3-year olds, one (1) classroom for the 4-year olds, and one (1) classroom for the 5-year olds.

## IV. STAFF ANALYSIS

A Conditional Use request must meet all standards for Conditional Use approvals pursuant to Article 5 of Wellington's LDR and Development Review Manual (DRM). The following standards have been analyzed:

1. **Consistent with the Comprehensive Plan:** This Conditional Use request to allow daycare to operate within church is consistent with the Comprehensive Plan, more specifically:
  - a. Objective 1.2 of the Land Use Element – Encourage growth within the Urban Service Area and discourage sprawl. St. Rita's is an existing

site that is currently serviced by Wellington Utilities. The site is in the heart of the Wellington PUD.

- b. Objective 1.3 of the Land Use Element – The proposed use in combination with the existing use is in compliance with the intensity measures for Institutional uses.

2. **Consistent with the supplementary use standards:** The application meeting the standards for daycare as indicated in Section 6.4.4 of the LDR.
3. **Compatibility:** A daycare use is often operated in conjunction with, or on the same property, as an assembly use such as a church. The church was constructed in 1983 and is compatible with the surrounding residential property. The daycare use will also be compatible with the surrounding neighborhoods.
4. **Design and environment impacts:** The church component has been operational for years. The daycare will operate during different peak hour than the church and the use is accessory to the church. There are no design or environmental impacts evident with this application.
5. **Adequate public facilities:** The site has been reviewed by all relevant staff agencies and has been determined to have adequate public facilities to operate the additional daycare use. Utilities will require a permit and additional modifications, if needed, have been discussed with the applicant.
6. **Design minimizes adverse impacts:** The application has been reviewed and staff has concluded that there are no adverse impacts that required modifications to the site. The traffic statement found the proposed use does not trigger on or off site road improvements.
7. **Development pattern:** The church is an existing use and the new parish hall will provide a location for the daycare operation. The old parish hall will be demolished and the new structure constructed in a manner to minimize impacts to the adjacent developed properties. The church is working with the nearby school to potential enter into an agreement for use of the school parking lot as an overflow parking area on the weekends. If this agreement is not executed, the parish hall will be required to be completely demolished and the parking lot provided prior to the start of construction of the new parish hall.
8. **All applicable standards of the code:** The application meets the standards of Article 5 for Conditional Uses and the Supplementary Use Standards for Daycares (Sec. 6.4.4.34).
9. **Consistent with neighborhood plans:** The proposed use at the existing institutional site is not regulated by a neighborhood plan.

**I. DEVELOPMENT REVIEW**

The Conditional Use was certified for public hearings. The site plan will be certified administratively once the Conditional Use is approved and staff confirms the site plan meets the approved criteria.

**II. PLANNING, ZONING AND ADJUSTMENT BOARD (PZAB)**

At the August 14, 2019 Planning, Zoning and Adjustment Board meeting, the Board recommended approval of the Conditional Use with a 7-0 vote.

**V. DECISION-MAKING BODIES**

- Planning, Zoning and Adjustment Board:  
Mailing, Posting and Legal Ad date: July 30, 2019  
Meeting Date: August 14, 2019
  
- Village Council:  
Mailing, Posting and Legal Ad date: September 24, 2019  
Meeting Date: October 7, 2019

**VI. STAFF RECOMMENDATION**

Staff recommends approval of the Resolution No. R2019-043 for the conditional use to allow a daycare operation for sixty (60) students to be located in the parish hall with the following conditions of approval:

- 1) The daycare shall be limited to sixty (60) students. Any additional future expansion shall require a modification to the conditional use and approval by Council. (PLANNING AND ZONING)
- 2) The hours of operation shall be limited to Monday through Friday from 6:30 am to 6:30 pm. (PLANNING AND ZONING)
- 3) The church shall obtain all necessary licensing and approval to operate a daycare facility, including a Business Tax Receipt. (PLANNING AND ZONING)
- 4) The designated drop-off area on the north side of the parish hall shall not be used for parking. (PLANNING AND ZONING)
- 5) The church shall obtain all required Engineering, Utilities, and Building permits for all demolition and construction, including the temporary construction/office trailer. (PLANNING AND ZONING)
- 6) Prior to application/approval of the Major Utility Permit, the applicant should verify that the existing double detector check assembly for the existing fire line meets current Wellington Utility Standards. If it is found not to meet current standards, applicant shall upgrade the DDCA with the utility work under the Major Utility Permit application. (UTILITIES DEPARTMENT)

Staff Report Exhibit A – Legal Description

CHURCH SITE NO. 6 OF WELLINGTON. (P.U.D.) ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 139, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.