

**CONTACT INFORMATION**

ARCHITECT: COLOME AND ASSOCIATES  
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 CONTACT: ELIZABETH COLOME

STRUCTURAL: ONMJI INC.  
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 WEST PALM BEACH, FLORIDA 33401  
 (561) 835-9994  
 (562) CONTACT: DWAYNE R. JACKSON

SURVEYOR: CALLFIELD & WHEELER, INC.  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
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 CONTACT: DAVID P. LINDLEY

LANDSCAPE STUDIO SPROUT  
 521 25TH STREET  
 WEST PALM BEACH, FL 33407  
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 (562) CONTACT: CONNIE ROY-FISHER

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS  
 JLR CONSULTING ENGINEERS  
 1450 CENTERPARK BLVD - SUITE 350  
 WEST PALM BEACH, FL 33401  
 (561) 659-2303  
 CONTACT: CHARLES C. GABLEMAN

CIVIL: CIVIL DESIGN, INC.  
 1400 CENTERPARK BLVD - SUITE 905  
 WEST PALM BEACH, FL 33401  
 (561) 659-5760  
 CONTACT: T. JEFF TROMPFETER, P.E.

**SITE DATA**

PETITION NUMBERS	18-135 (2018-047 CLJ) 18-136 (2018-048 ASA)
NAME OF THE PROJECT	ST RITA CATHOLIC CHURCH PARISH HALL AND DAYCARE CENTER
EXISTING USE	CHURCH OR PLACE OF WORSHIP
PROPOSED USE	CHURCH OR PLACE OF WORSHIP WITH DAY CARE CENTER GEN
EXISTING FUTURE LAND USE DESIGNATION	INST. / PUBLIC FACILITIES / UTILITIES
EXISTING ZONING DISTRICT	AR/SE/WELLINGTON PLD
SECTION, TOWNSHIP, RANGE	SECTION 4 / TOWNSHIP 44 S / RANGE 41 E
PROPERTY CONTROL NUMBER	73414404030000000
TRAFFIC ANALYSIS ZONE	1734
TOTAL SITE AREA	5 ACRES / 217,743.37 SF.
TOTAL GROSS FLOOR AREA	CHURCH: 16,300 SF + PARISH HALL: 11,573 SF + 27,873 SF
TOTAL BUILDING COVERAGE	
BUILDING HEIGHT	MAX PERMITTED 35' MAX PROPOSED 32'
IMPERVIOUS AREA	135,685 SF
PERVIOUS AREA	27,873 SF + 1,506 SF ROOF OVER-HANGS + 29,381 SF 106,304 SF
PERVIOUS OPEN SPACE	82,058 SF
NUMBER OF STORIES	1
PARKING REQUIRED	282 SPACES TOTAL
DAYCARE	1 SPACE / 5 PERSONS (60 STUDENTS) = 12
OFFICE	1 SPACE / 200 SF + 990/200 = 5
PARISH HALL	1 SPACE / 200 SF + 3,757 / 200 = 19
EXISTING CHURCH	1 SPACE / 3 SEATS = 738 / 3 = 246
LOADING	1 DROP OFF / 20 STUDENTS = 3
PARKING PROVIDED	276 SPACES (231 WITH LOADING SPACES FOR PARKING AFTER DAYCARE HRS)
*PARKING REDUCTION GRANTED BASED ON THE PARKING DEMAND ANALYSIS AND SHARED PARKING STUDY	
GRASS PARKING	49 SPACES
STANDARD PARKING	171 SPACES
ACCESSIBLE PARKING	8 SPACES
LOADING SPACES	5 SPACES (USED DURING CHURCH HOURS FOR PARKING)
PARKING EXISTING	232 SPACES
ACCESSIBLE SPACES REQUIRED	7
ACCESSIBLE SPACES PROVIDED	8
ACCESSIBLE SPACES EXISTING	9

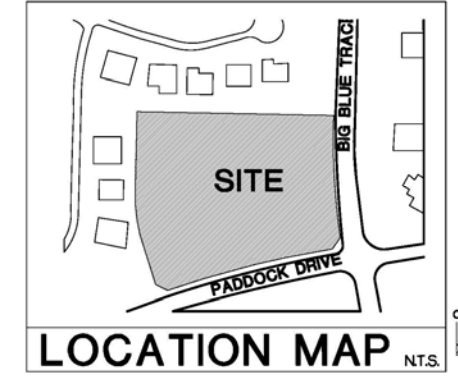
DAYCARE - GENERAL:  
 TOTAL DAYCARE NET SQUARE FOOTAGE - 2,200  
 MIN REQUIRED - 1500 + (35X20) = 2,200 SF.  
 FACILITIES RULES / REGULATIONS - 50% REDUCTION ALLOWED 4,500 / 2 = 2,250 SF. REQUIRED

OUTDOOR AREA - 2,700 SF.  
 MIN REQUIRED - 1500 OR 75X60 - 4,500 SF.  
 (REDUCTION REQUESTED - 40% - 2,700 SF.)  
 REQUEST NOT REQUIRED BY PALM BEACH COUNTY CHILD CARE

USES:

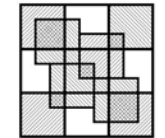
DAYCARE	2,200 SF	60 STUDENTS	M-F 6:00AM - 6:00PM	AGE GROUP AND CAPACITY: CLASSROOM 1: 2-3 (2) 3 YEARS OLD CLASSROOM 4 (2) 4 YEARS OLD CLASSROOM 5 (2) 5 YEARS OLD
PARISH HALL	3,757 SF	537 OCCUPANTS	OPENING HOURS DEPENDING UPON SCHEDULED EVENTS	
OFFICE	990 SF	10 EMPLOYEES	M-F 9AM - 4:30PM	
GIFT SHOP	274 SF	1 EMPLOYEE	M-F 9AM - 4:30PM S - 9AM - 12:30PM	
EXISTING CHURCH	16,300 SF	738 SEATS	M-F 7AM - 8:30AM S - 8:30AM SU - 9:00AM, 9AM, 11AM - 5PM (LIFE TEEN) - 1PM (SPANIS-0)	

ZONING	MINIMUM LOT DIMS	DENSITY	MAX FAR	MAX BLDG COVER	MIN BLDG SETBACK (FT)				
					FRONT	SIDE	STR	REAR	
CODE - CIVIC POD	AR/SE 21,500 SF	100 200	-	0.1	0.35	30ft	25'	40'	40'
PROP-NEW BLDG	AR/SE 5 AC	-355' 525'	-	0	0.13	13.7ft	100'	52'	255'11" 26'11"
ALL BUILDINGS							61.5'	52'	105' 100'
EXISTING SITE DATA			0.13	14.2%			EX CHURCH	EX CHURCH	NEW HALL

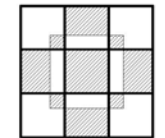


**LEGAL DESCRIPTION**

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



**Colomé & Associates, Inc.**  
 AA 0003439  
 530 24TH STREET  
 WEST PALM BEACH, FLORIDA, 33407  
 (561) 833-9147  
 Architect: Elizabeth A. G. Colomé  
 REG. NUMBER: AR 0014839

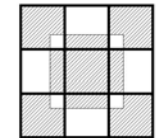


**ST RITA CATHOLIC CHURCH PARISH HALL AND DAYCARE CENTER**

19845 PADDOCK DR

WELLINGTON, FLORIDA 33414

PROJECT NO. 201726



**SHEET TITLE SITE PLAN**

**REVISIONS:**  
 1 4/18/18 SITE PLAN REVIS  
 2 5/29/18 SITE PLAN REVIS 2

DATE: 8/22/18  
 DRAWN BY: EVM  
 CHECKED BY: EAC

SHEET NUMBER:

**SP-1**