

## CONTACT INFORMATION

ARCHITECT: COLOME AND ASSOCIATES  
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WEST PALM BEACH, FL 33047  
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CONTACT: ELIZABETH COLOME

SURVEYOR: CAULFIELD & WHEELER, INC.  
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BOCA RATON, FLORIDA 33434  
(561) 392-1991  
CONTACT: DAVID P. LINDLEY

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS:  
JLD CONSULTING ENGINEERS  
1450 CENTERPARK BLVD - SUITE 350  
WEST PALM BEACH, FL 33401  
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CONTACT: CHARLES C. GABLEMAN

STRUCTURAL: ONMJ INC.  
1655 PALM BEACH LAKES BLVD - SUITE 204  
WEST PALM BEACH, FLORIDA 33401  
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(562) CONTACT: DWYANE R. JACKSON

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

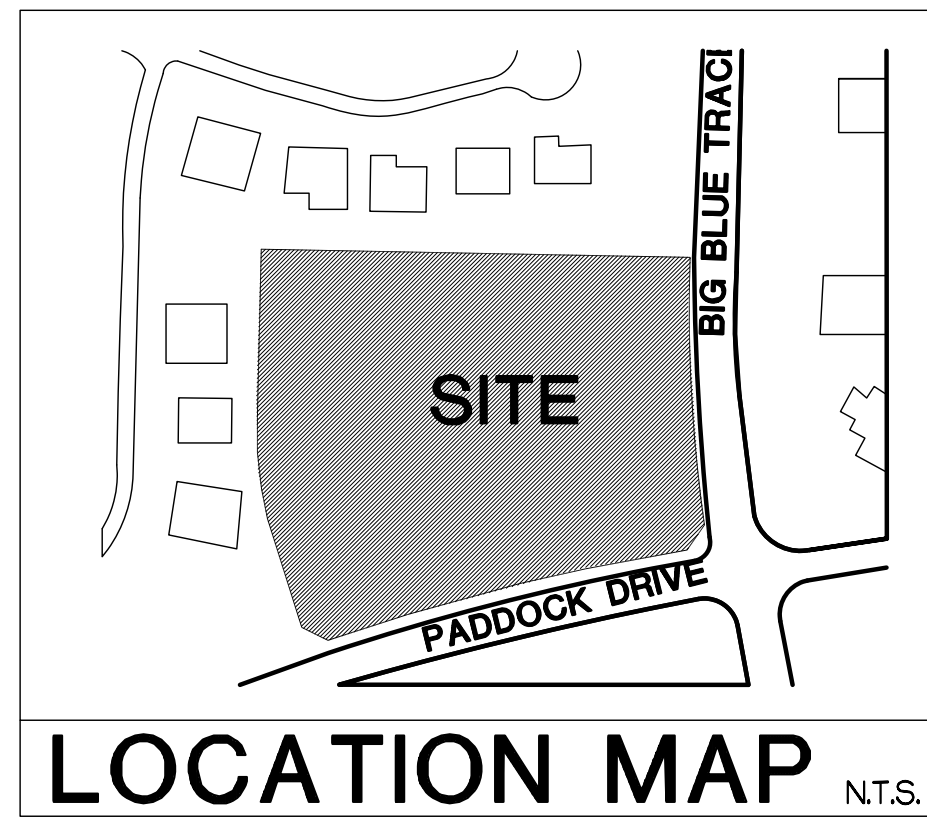
CIVIL: CIVIL DESIGN, INC.  
1400 CENTERPARK BLVD - SUITE 905  
WEST PALM BEACH, FL 33401  
(561) 659-5760  
CONTACT: T. JEFF TROMPETER, P.E.

### SITE DATA

PETITION NUMBERS:	18-135 (2018-047 CUI) 18-136 (2018-048 ASAI)
NAME OF THE PROJECT	ST RITA CATHOLIC CHURCH PARISH HALL AND DAYCARE CENTER
EXISTING USE PROPOSED USE	CHURCH OR PLACE OF WORSHIP 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 / 217,433.37 SF.
TOTAL GROSS FLOOR AREA	CHURCH: 16,300 SF + PARISH HALL: 11,573 SF + 27,873 SF
TOTAL BUILDING COVERAGE	
BUILDING HEIGHT MAX PERMITTED MAX PROPOSED	35' 32'
IMPERVIOUS AREA	135,685 SF
BUILDINGS PAVEMENT / WALKS	27,873 SF + 1,508 SF ROOF OVERHANGS + 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 = 980/200 = 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*	226 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 STUDENTS = 60 TOTAL DAYCARE NET SQUARE FOOTAGE = 2,200 MIN REQUIRED = 1,500 + (35X20) = 2,200 SF. FACILITIES "RULES & REGULATIONS" - 50% REDUCTION ALLOWED 4,500 / 2 = 2,250 SF. REQUIRED	OUTDOOR AREA = 2,700 SF. MIN REQUIRED = 1,500 OR 75'X60' = 4,500 SF. (REDUCTION REQUESTED = 40% = 2,700 SF.) REQUEST NOT REQUIRED BY PALM BEACH COUNTY CHILD CARE
DAYCARE: 2,200 SF 60 STUDENTS M-F 6:00AM - 6:30PM AGE GROUP AND CAPACITY: UPON SCHEDULED EVENTS	PARISH HALL: 3,757 SF 537 OCCUPANTS OPENING HOURS DEPENDING M-F 9AM - 4:30PM S - 9AM - 12:30PM
OFFICE: 980 SF 10 EMPLOYEES M-F 9AM - 4:30PM S - 9AM - 12:30PM	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 - 7:30AM, 9AM, 11AM - 5PM (SPANISH)	

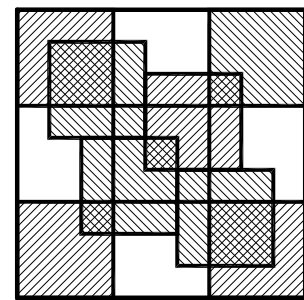
	ZONING	MINIMUM LOT DIMS			DENSITY		MAX FAR	MAX BLDG COVER	MIN BLDG SETBACK (FT)			
		SIZE	WIDTH	DEPTH	MIN	MAX			FRONT	SIDE	STR	REAR
CODE - CIVIC POD	AR/SE	21,500 SF	100	200	-	0.1	0.35	30%	25'	40'	25'	40'
PROP-NEW BLDG	AR/SE	5 AC	~355'	525'	-	0	0.13	13.7%	100'	52'	2551'	2611'
ALL BUILDINGS									61.3'	52'	108'	100'
EXISTING SITE DATA							0.13	14.2%	EX CHURCH	NEW HALL	EX CHURCH	NEW HALL



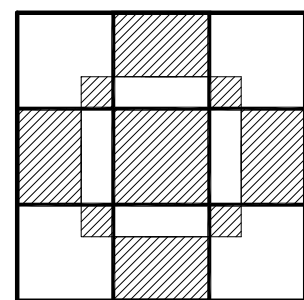
## LEGAL DESCRIPTION

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

## SITE PLAN



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

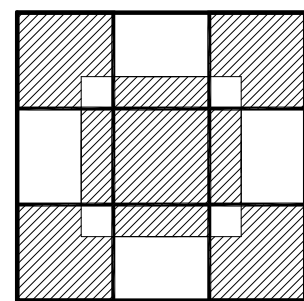


ST RITA  
CATHOLIC CHURCH  
PARISH HALL AND  
DAYCARE CENTER

13645 PADDOCK DR

WELLINGTON  
FLORIDA 33414

PROJECT NO.  
201726



SHEET TITLE:  
SITE PLAN

REVISIONS:  
1. 4/16/19 SITE PLAN RESUB  
2. 5/29/19 SITE PLAN RESUB 2  
DATE  
8/22/18  
DRAWN BY:  
EVM  
CHECKED BY:  
EAC

SHEET  
NUMBER:

SP-1