

Christ Fellowship Church at Trinity Major Conditional Use & PUD Overlay Rezoning Justification Statement

September 8, 2025

Introduction

Christ Fellowship Church Inc. (“Applicant and Owner”) respectfully submits this application for Major Conditional Use approval and a Planned Unit Development (PUD) Overlay Rezoning to the City of Palm Beach Gardens. This request brings the Christ Fellowship Trinity campus into a unified PUD framework, ensuring comprehensive planning for both parcels while providing for meaningful and respectful enhancements to the prayer gardens. The request seeks approval for two Columbarium structures, to be located exclusively within the church’s existing prayer garden in the northwest quadrant of the south property. No other site modifications are proposed, and the request does not include any changes to church operations or to how the congregation currently utilizes the prayer garden.

The subject property consists of 11.1 acres in total, divided into two parcels along Gardenia Drive. The north parcel is 2.21 acres and currently provides grass parking, while the south parcel is 8.99 acres and contains the Christ Fellowship Church at the Trinity campus. The proposed Columbarium structures will be located only within the prayer garden on the south parcel.

The Columbarium structures will provide a dignified and respectful option for inurnment, the placement of cremated remains in urns housed within the Columbarium. The requested PUD Overlay will also allow the Applicant to seek two waivers related to the placement of the structures, providing flexibility for a more thoughtful and intentional design. Enhanced landscaping is included to provide buffering and screening, while preserving the tranquil character of the prayer garden.

Christ Fellowship acquired the property in June 2021 from Trinity United Methodist Church of Palm Beach Gardens and has since invested in significant improvements, including a new roof, replacement of windows and doors, updated exterior painting, and enhanced landscaping, as approved under ADMIN-22-12-000998. The current request continues this pattern of thoughtful enhancement, introducing features that further support the spiritual, emotional, and ceremonial needs of the congregation while maintaining compatibility with the surrounding community.

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Project Fees

Application Request	Fee
PUD Overlay Rezoning	\$ 2,500.00
Conditional Use – Major	\$ 1,650.00
Advertising Security Deposit	\$ 1,000.00
Legal Security Deposit	\$ 1,500.00
TOTAL	\$ 6,650.00

Location

The subject property consists of 11.1 acres in total. The north parcel contains 2.21 acres currently used for grass parking on the north side of Gardenia Drive. The south parcel consists of 8.99 acres and contains the Christ Fellowship Church at the Trinity campus, located on the south side of Gardenia Drive, both west of Military Trail. The property has a Residential Low Density (RL3) zoning designation and has a Residential Low (RL) Future Land Use designation.

Parcel ID # 52-42-42-13-31-000-0000 & 52-42-42-13-33-002-0000

Adjacent Uses

	FUTURE LAND USE	ZONING	EXISTING USE
NORTH	Residential Low (RL)	Residential Low Density - 3 (RL3)	Single-Family Residential (Across Gardenia Drive)
SOUTH	Golf (G)	Planned Community Development (PCD)	Single-Family Residential
EAST	Residential Low (RL)	Residential Low Density - 3 (RL3)	Single-Family Residential (Across Military Trail)
WEST	Residential Medium (RM) / Golf (G)	Planned Community Development (PCD)	Single-Family Residential

Request

Christ Fellowship Church Inc. (“Applicant and Owner”) respectfully submits this application for Major Conditional Use approval and a Planned Unit Development (PUD) Overlay over the 11.1 acres project to the City of Palm Beach Gardens. The request seeks approval for two Columbarium structures to be located exclusively within the church’s existing prayer garden in the northwest quadrant of the south property. No other site modifications are proposed, and no changes to church operations are included in this request. This addition represents a thoughtful and meaningful extension of the Church’s long-standing mission to support the spiritual and personal needs of its congregation by offering a sacred and dignified space to honor the deceased.

The proposed Columbarium structures will be constructed of granite and designed with sensitivity to both their function and surroundings. Each will measure approximately 6.5 feet in height and 8.5 feet in width, and will contain 35 individual niches (compartments), each approximately 13 inches tall by 12

inches wide, for the storage of cremated remains. The Columbarium structures will be installed atop a concrete slab foundation with 12-inch reinforced steel to ensure long-term durability. Their curved design allows them to fit harmoniously within the existing prayer garden without requiring adjustments to the current hardscape or paver pattern. Positioned to face the central fountain, the Columbarium structures complement the garden's serene and contemplative character, further enhancing its spiritual significance. To accommodate their placement, two existing benches will be relocated to the west side of the garden, as identified on the site plan.

The Applicant has established thoughtful measures to ensure the respectful and secure handling of all cremated remains. Each niche, or compartment where remains are placed, will be individually locked and accessible only to authorized individuals. All handling, delivery, and placement of cremated remains will be exclusively managed by a licensed funeral home. The Applicant will not engage in the handling of remains, ensuring that all procedures comply with legal and ethical standards.

The subject property already benefits from existing substantial perimeter landscaping along Gardenia Drive, providing strong visual and physical separation from vehicles along the roadway. One Columbarium structure is proposed 14.6 feet from the north property line and 25.6 feet from the edge of pavement along Gardenia Drive. The structures are also set back approximately 96.8 feet from the east property line along Military Trail and are located over 300+ feet from the nearest residential home north of the project site. As part of this application, additional landscape enhancements are proposed to further strengthen visual buffering around the prayer garden where the new Columbarium structures are proposed. These measures will ensure that the structures are not visible from adjacent properties or public rights-of-way, preserving privacy and maintaining the residential character of the neighborhood. No operational changes to the church will result from this request.

This proposed use is low in intensity, aesthetically compatible, and fully consistent with the intent of the City's Comprehensive Plan. The addition of Columbarium structures within the church grounds provides a spiritually aligned service that is deeply meaningful to the congregation, without introducing any adverse impacts to the surrounding community.

Conditional Use Criteria

Article III. Division 1. – Development Review Process Sec. 78-52. – Conditional uses.

(d) Criteria. In addition to the application requirements listed above, a development order application for a minor or major conditional use approval shall demonstrate compliance with the criteria listed below.

(1) Comprehensive Plan. The proposed use is consistent with the comprehensive plan.

Response: The proposed Columbarium structures are consistent with the City of Palm Beach Gardens Comprehensive Plan, particularly within the Residential Low (RL) Future Land Use designation and the associated RL3 zoning district. The project complies with the following goals and policies:

- **Policy 1.1.1.3 (Residential Low (RL)):** In accordance with this policy, a columbarium is a passive, low-intensity structure that produces no impacts in terms of traffic, noise, glare, dust, fumes or other adverse externalities. It is fundamentally different from more intensive non-residential uses and is typically:
 - Quite and contemplative in nature
 - Visually integrated into existing landscaping or built as a small garden-like memorial area.
 - Non-intrusive to neighboring uses due to size and passive use.

(2) Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter.

Response: The subject property is located within an area designated as Residential Low (RL), intended primarily for low-density residential development but also allows for certain civic and institutional uses, including religious institutions and their customary accessory functions.

The proposed columbarium structures are modest in scale, measuring only 6.5 feet in height which is entirely consistent with the size of typical residential accessory structures such as fences, garden walls, or small storage sheds. Within a neighborhood context, 6.5 feet is perceived as a pedestrian-scale feature, not a building mass, and it blends naturally into the landscape.

The columbarium structure is an accessory use, serving only the congregation and is intended as a respectful and passive memorial space. Its inclusion on church grounds is consistent with the following principles under the Residential Low designation:

- **Permitted Civic Uses:** Under the RL designation, churches and similar places of worship are recognized as appropriate civic uses. Accessory structures such as a columbarium, which support the church's religious and ceremonial functions, are inherently compatible when sensitively integrated into the site.
- **Low Impact on Infrastructure and Services:** The proposed Columbarium structures will not generate traffic, noise or environmental impacts beyond those already associated with normal church operations. It requires no additional public infrastructure or utilities, and it is passive in nature.

(3) Standards. The proposed use is consistent with the standards for such use as provided in section 78-159.

Response: The proposed Columbarium structures comply with the applicable standards set forth in Section 78-159 – Permitted, Minor and Major Conditional Uses of the City of Palm Beach Gardens Land Development Regulations:

1. Table 21 – Conditional Use Within RL-3 Zoning (Section 78-159(j))

- Columbarium structures are listed as a conditional use in the RL-3 zoning district. Therefore, they are explicitly permitted subject to addressing the criteria listed in the City's Code for Conditional Uses.

2. Size and Dimensional Limits

- Although -Section 78-159 does not specify rigid numerical metrics for Columbarium structures, the standards require conditional uses to remain "low-intensity, passive in nature, and compatible with adjacent residential development." The proposed structures at 6.5 ft tall by 8.5 ft wide, with 35 niches each, are modest in scale, built of granite, and integrated within the prayer garden to preserve compatibility.
- The proposed columbarium structures measure only 6.5 feet in height which is consistent with the size of typical residential accessory structures such as fences, garden walls, or small storage sheds.

3. Buffering and Landscaping Requirements

- Section 78-159 and associated landscaping provisions require adequate buffering between institutional uses and residential properties. The proposal includes existing substantial perimeter landscaping alongside additional vegetative screening, ensuring compliance with visual separation and compatibility standards.

4. Security and Access Control

- While LDRs may not describe detailed security, the code emphasizes that conditional uses must not present safety or nuisance concerns to neighboring residents. The individually locked niches, licensed funeral-home handling procedures, and restricted access ensure security and conformance with public welfare requirements.

5. Site Design Integration

- Section 78-159 standards require conditional uses to demonstrate logical siting, minimal impervious area expansion, and integration within existing site features and landscaping. Placement of the Columbarium structures within the existing prayer garden ensures they are not being introduced as an isolated element but intentionally integrated into the existing prayer garden. They function as a natural extension of the garden's design.

(4) *Public welfare. The proposed use provides for the public health, safety, and welfare by:*

a. Providing for a safe and effective means of bicycle and pedestrian access

Response: The proposed Columbarium structures will be accessible only by pedestrian pathways that currently serve the church and its prayer garden. These existing pedestrian routes are safe, ADA compliant, and directly integrated into the campus's internal circulation system, promoting non-vehicular access and reinforcing the passive nature of the proposed use. There is no vehicular access to the columbarium area, ensuring pedestrian safety.

b. Providing for a safe and effective means of vehicular ingress and egress;

Response: The site's ingress and egress points, previously approved and constructed under Resolution 56, 2013, remain unchanged and fully functional. The project introduces no increase in trip generation, traffic volume, or demand on the surrounding roadway network.

c. Providing for an adequate transportation system adjacent to and in front of the site;

Response: The transportation system adjacent to and serving the site is adequate to support existing church operations and this proposed low-intensity use. The project introduces no increase in trip generation, traffic volume, or demand on the surrounding roadway network.

d. Providing for safe and efficient on-site traffic circulation, parking, and overall control; and

Response: The columbarium structures are integrated into the existing prayer garden and will not impact parking demand or circulation. No additional parking is required, and existing parking facilities and drive aisles provide sufficient capacity and efficiency for users visiting the church grounds. The proposal maintains all required on-site and ensures continued smooth internal circulation.

e. Providing adequate access for public safety purposes, including fire and police protection.

Response: The site includes clearly designated fire lanes, emergency access routes, and unobstructed access for police and fire protection. The Columbarium location within the prayer garden remains accessible by emergency personnel through designated pedestrian and service access routes. The installation of these passive memorial structures does not obstruct or limit emergency response capability in any way.

(5) *Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:*

a. Noise;

Response: The proposed structure will not produce any noise disturbance; the use is passive and is meant to compliment the existing prayer garden.

b. Glare;

Response: The proposed structure will not produce any light, therefore there will be no glare.

c. Odor;

Response: Cremated remains handled properly by a licensed funeral home do not omit any odor. In addition to this the remains will be concealed within a container in the niche. No odors will be produced as a result of this project.

d. Ground-, wall-, or roof-mounted mechanical equipment;

Response: There is no ground, wall or roof-mounted mechanical equipment proposed with this request.

e. Perimeter, interior, and security lighting;

Response: No additional lighting is being proposed with this request.

f. Signs;

Response: There is no additional signage proposed with this request.

g. Waste disposal and recycling;

Response: The proposed project will not produce any additional waste for the site.

h. Outdoor storage of merchandise and vehicles.

Response: The proposed project will not have any impact on the storage of merchandise and vehicles.

i. Visual impact; and

Response: Substantial screening on the perimeter of the property currently exists eliminating the ability for the proposed structures to be viewed by vehicular and pedestrian traffic on Gardenia and/or Military Trail. Landscaping has been enhanced with the addition of Podocarpus, Red Ginger and other vegetation surrounding the prayer garden.

j. Hours of operation.

Response: Hours of operation at the church will remain the same opening Sunday at 10AM-7PM.

(6) Utilities. The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties.

Response: There is no utility changes proposed. Therefore, the proposed structure will have no impact on utilities located on adjacent properties.

(7) Dimensional standards. The proposed use meets or exceeds all dimensional requirements required by the chapter.

Response: The proposed use is consistent with the dimensional standards outlined in this chapter, as there are no additional changes to the site aside from the Columbarium structures, which are proposed to be 8.5' in Height and 6.5' in Width.

(8) Neighborhood plans. The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans.

Response: There are no neighborhood plans for this area.

(9) Compatibility. The overall compatibility of the proposed development with adjacent and area uses, and character of area development.

Response: The proposed Columbarium structures are consistent with the adjacent uses and character of the area, as they will not have an impact on the surrounding properties. The proposed is to be positioned within the prayer garden of a church, a location already designated as a place for the congregation to seek peace, quiet, and solitude. The accessory structure complements this already existing location and will require minimal changes to church operations.

The use is consistent with the RL Future Land Use as this is a passive structure that will not generate noise, glare, or additional traffic.

(10) Patterns of development. The proposed use will result in logical, timely, and orderly development patterns.

Response: The addition of the subject Columbarium structures is consistent with the existing pattern of development within the subject parcel. As it compliments the existing use.

(11) Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city.

Response: The proposed columbarium is consistent with the purpose and intent of the City of Palm Beach Gardens' Land Development Regulations (LDRs), and it aligns with the goals, objectives, and policies set forth in the City's Comprehensive Plan. Specifically, LDRs are designed to promote orderly growth, enhance the quality of life, and ensure compatible land use development throughout the City. The columbarium-proposed as an ancillary feature of an existing church-supports these objectives by:

- Reinforcing the church's role as a place of worship, reflection, and community gathering;
- Providing a respectful and spiritually aligned memorial space that complements the character of the surrounding area;
- Being appropriately scaled, located, and integrated within the site so as not to generate adverse impacts on adjacent properties or the public realm.

(12) Adverse impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.

Response: The proposed structures will not have any adverse visual impacts on the surrounding properties. This is a passive use, and sufficient screening is provided along the perimeter of the property.

(13) Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources including air, water, stormwater management, wildlife, vegetation, and wetlands.

Response: The proposed will have no adverse impacts on environmental and natural resources.

Planned Unit Development (PUD) Overlay Rezoning

In support of this application, Christ Fellowship Church is also requesting a Planned Unit Development (PUD) Overlay to over the entire 11.1-acre project (includes north 2.21 acres and south 8.89 acres) to ensure comprehensive planning for both parcels. The PUD Overlay will facilitate thoughtful site planning that reflects the unique spiritual, architectural, and landscape context of the church campus, while ensuring compatibility with surrounding land uses and compliance with City development standards.

Christ Fellowship Church Inc. remains committed to serving its congregation in a respectful, responsible, and community-focused manner. The proposed Columbarium structures, and associated request for a PUD Overlay, represent a natural extension of the church's mission and will be developed with the utmost sensitivity to neighbors, site conditions, and City regulations.

We respectfully request the City's favorable consideration and approval of this Major Conditional Use application and PUD Overlay request.

Sec. 78-154. - PUD—Planned Unit Development overlay district (PUD).

(a) Purpose and intent. The PUD planned unit development overlay district is established to permit and encourage more efficient and creative development or redevelopment of property; to encourage an economical and efficient arrangement of buildings; to provide maximum opportunity for application of innovative concepts of development in the creation of aesthetically-pleasing living, shopping and working environments on properties of adequate size, shape and location; to preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas; to provide architectural and design features which are aesthetically pleasing and supportive of an enhanced quality of life; provide one or more specifically-identifiable benefits to city residents; and to ensure that development occurs according to limitations of use, design, density, coverage, and planning as stipulated in an approved development plan. The PUD district is a flexible zoning district which is intended to provide an appropriate balance between the intensity of development and the ability to provide adequate capacity within the support service and facilities.

Response: The existing church use is consistent with the purpose and intent of the PUD Overlay District as outlined in Sec. 78-154. The development promotes an efficient and thoughtful use of land, introducing a community-oriented institution that complements surrounding uses while maintaining open space and visual harmony. The church's architectural design and landscaped buffers contribute to an aesthetically pleasing environment that aligns with the goals of the district. By preserving natural features and providing functional open areas, the project supports environmental stewardship and enhances the overall character of the site. As a place of worship, education, and community gathering, the church directly contributes to the quality of life for residents, offering spiritual, social, and charitable benefits. The development plan ensures compliance with all applicable standards related to design, density, and infrastructure, while providing clear, identifiable benefits to the community. In doing so, the proposed church use reflects the flexible, innovative, and community-focused intent of the PUD zoning district.

(b) Land use. A PUD may be considered residential, commercial, professional office, industrial, or mixed use, dependent upon the underlying future land use plan designation.

Response: The proposed church use is compatible with the PUD land use framework, as it can be appropriately integrated within residential, commercial, or mixed-use designations depending on the underlying future land use plan. As a community-serving institution, a church complements residential areas by providing a place for worship, gathering, and outreach; it is also commonly found in commercial and mixed-use settings where it can serve a broader population and contribute to the social infrastructure of the area. The flexibility of the PUD zoning district allows for the thoughtful inclusion of civic and institutional uses like a church, provided they align with the intent and character of the future land use designation, which this proposal supports.

(C) Zoning. Property shall be rezoned to both an underlying zoning district and a planned unit development overlay district. The underlying zoning district designation shall be consistent with the comprehensive plan. The PUD shall be developed consistent with the uses, property development regulations, and other standards applicable to the underlying zoning district. However, the city council may, as part of an overall PUD development order, establish use, property development, and similar regulations for a specific PUD. In that event, the requirements of the development order shall prevail over the underlying zoning district designation.

Response: The subject property is proposed to be rezoned to include both an underlying zoning district of RL3 (Residential Low Density-3) and a Planned Unit Development (PUD) overlay district, in accordance with the requirements of the zoning code. The RL3 designation is consistent with the City's comprehensive plan and supports low-density residential development, along with compatible institutional uses such as places of worship. The proposed church use aligns with the intent of the RL3 district, offering a low-impact, community-serving function that complements surrounding residential development. While the project will generally adhere to the development standards and use regulations of the RL3 district, the PUD overlay provides an opportunity to establish customized development standards through the approval of a development order, while preserving the compatibility expectations of the underlying RL3 zoning district. Should the City Council choose to adopt specific use or property development regulations as part of the PUD approval, those standards will govern the project and ensure that the church campus maintains its low-intensity neighborhood-appropriate characters with the surrounding area.

(d) PGA Boulevard. All development along the PGA Boulevard corridor shall be rezoned to PUD or PCD, consistent with the PGA Boulevard corridor overlay zone of division 2 of article V.

Response: N/A

(e) Permitted uses. Unless otherwise established by a PUD development order, the uses permitted in the PUD district shall be governed by the uses permitted in the underlying zoning district.

Response: The proposed uses are permitted within the proposed zoning districts.

(f) Unified control. All land included within a PCD or PUD shall be owned or under the control of the applicant. The applicant shall document unified control of the entire area within the proposed PUD. The applicant shall agree that the PUD will be developed in accordance with the master development plan approved by the city.

Response: The entire 11.1-acre campus (north & south parcels) are under common ownership.

(g) Density. The density permitted in a PUD district shall not exceed the allowable density permitted in the comprehensive plan. Residential densities permitted in a PUD shall comply with the standards provided below.

1. Residential PUD. Residential PUDs may comprise a mixture of residential dwelling unit types, limited to the maximum density set forth in Table 13, notwithstanding additional density bonuses as applicable in other sections of this code. The city council may approve the following bonus densities for areas developed as PUDs, as indicated in Table 13.

Response: N/A

2. Density bonus. See section 78-59.

Response: N/A

3. Commercial development in residential PUDs.
 - a. Limit. Not more than three percent of the gross land area of a residential PUD may be developed for development-serving commercial or office uses. Uses in residential PUD commercial areas shall be same as the permitted or conditional uses in the CN zoning district.

Response: N/A

- b. Building permits. Building permits shall not be issued for construction of any portion of a commercial structure in a residential PUD until at least 25 percent of the total number of dwelling units within the PUD are under construction. An applicant may request a waiver to reduce the required threshold for dwelling units under construction.

Response: N/A

- c. Location. Commercial development in residential PUDs shall be constructed in one or more locations that optimize availability to residents of the PUD. Commercial developments within a PUD shall be designated on the PUD master plan. The location of the commercial development is subject to the overall standards listed below.

1. The size, intensity, and proposed uses within the proposed commercial development are appropriate as PUD-serving uses, and are not of a nature requiring a larger market area.
 2. The proposed commercial development may contain civic uses of a PUD-serving nature, including postal services, meeting facilities, recreation facilities, and administrative offices.
 3. The proposed commercial development site is not accessible from any public or private roads abutting the PUD.

4. The proposed commercial development site is generally located at the center of a project.
5. The proposed commercial development site is not visible from any public roads abutting the PUD.
6. The proposed commercial development site is located approximately equidistant from dwellings to be located at the perimeter of the PUD.
7. The proposed commercial development site is located at the intersection of two or more neighborhood collector or neighborhood-serving roads.
8. The proposed commercial development site will not be advertised in any fashion on abutting public roads.
9. The applicant may be required to provide a market study to demonstrate the restricted nature of the market area.

Response: N/A

4. *Mixed use PUD.*
 - a. *Establishment. Planned unit developments with an underlying mixed use future land use plan designation or more than one underlying future land use plan designation may be approved by the city council. Mixed use PUDs shall include a minimum of three types of land uses and shall be planned for a diversification of uses, structures, and open spaces in a manner compatible with surrounding land uses and development patterns. A single use shall not occupy more than 60 percent of the site area proposed for a mixed-use PUD.*
 - b. *Specific requirements. Requirements applicable to mixed use PUDs are established in section 78-157.*
 - c. *Density bonus. See section 78-59.*

Response: N/A

5. *Commercial recreation PUD. A PUD with an underlying commercial recreation future land use designation may be designed to accommodate major public and private commercial recreation facilities that meet a portion of the recreational need of residents and tourists. Uses permitted within this category include golf courses, outdoor and indoor recreational facilities such as tennis clubs, amusement and sports centers, outdoor amphitheaters, and outdoor wildlife attractions.*

Response: N/A

6. *PGA Boulevard. Consistent with the PGA Boulevard planning and design regulations, all development along the PGA Boulevard corridor shall be restricted to promote and preserve the character of the corridor. The uses prohibited in the PGA Boulevard corridor overlay, as provided in division 2 of article V may not be waived by the City Council.*

Response: N/A

7. *Development area. Minimum development sizes for PUDs are established in Table 14.*

Response: The subject property exceeds the minimum development area indicated in Table 14.

8. *Building site size. There are no minimum building site size requirements for each individual structure proposed within the PUD development plan. However, open space shall be provided around each building to provide adequately for light, air, and proper relationship of the building to the site consistent with the level of service standards and policies set out in the comprehensive plan.*

Response: The development plan includes ample open space surrounding the church building to ensure adequate light, air circulation, and a thoughtful relationship between the structure and the overall site. The church campus provides over 58% open space that exceeds the City's minimum requirements. With this amount of open space, every structure (sanctuary, chapel, classrooms, and proposed Columbariums) is surrounded by ample light, air circulation, and landscape buffers. The layout supports a well-balanced design that respects the surrounding environment and maintains compatibility with adjacent uses. Additionally, the site design aligns with the level of service standards and policies outlined in the comprehensive plan, ensuring that the project contributes to an orderly and sustainable pattern of development.

9. Building lot coverage. The maximum building lot coverage shall conform to the approved final PUD development plan.

Response: The existing development is well below the maximum permitted building lot coverage of 35%. The existing site reflects a building lot coverage of only 17.9% ensuring ample open space and demonstrating compliance with the City's development standards.

10. Building height limit. The maximum building height in a PUD shall be established in the development order approved by the city council. Final determination of maximum building height shall consider the following:
- the proposed uses of the structure;
 - the bulk, mass, and context of adjacent structures or proposed structures;
 - the compatibility with adjacent existing or proposed uses;
 - the relationship to the adjoining uses and the surrounding development; and
 - the provision of open space in the proposed PUD.

Response: N/A

11. *Setbacks required. The city council may impose appropriate setbacks along the perimeters of PUDs as a means to buffer the adjacent land uses. However, a setback shall be at least 20 feet for PUDs proposing commercial and industrial uses adjacent to lower intensity land uses such as, but not limited to, conservation, residential, recreational, and institutional uses.*

a. Open space requirements. All residential and nonresidential PUDs shall provide, at a minimum, the open space required below.

- 1. Residential PUDs: Forty percent of gross land area. The open space requirement for residential PUDs may be reduced to a minimum of 35 percent by the city council. The*

reduction may occur if at least 50 percent of the required open space consists of environmentally sensitive preserve areas or common open space; and
 2. *Nonresidential PUDs: Fifteen percent of gross land area. The amount of required open space in a nonresidential PUD may be increased to a maximum of 25 percent, subject to the environmentally sensitive lands preservation requirements of division 4 of article V.*

Response: The project offers 58% pervious area, which includes plantable green space, and a recreational area well exceeding the open space requirements set by City Code. The project meets all required setbacks outlined within the zoning district aside from the proposed columbarium structure indicated to be placed on the western property line along Gardenia Drive. Waivers for this deviation are being requested with the subject application.

12. *Mixed use open space. The open space requirements of this section shall apply to the various parcels within a mixed use PUD. However, a minimum of 15 percent of gross land area shall be retained as open space within a mixed use PUD.*

Response: N/A

13. *Open space determination. Open space shall be provided consistent with the requirements of section 78-314.*

Response: The church campus well exceeds the City's required open space for this development is calculated and consistent with Section 78-314.

14. *Waivers. A development order application for a PUD may request one or more waivers from the standards applicable to the underlying zoning district, subject to the provisions of section 78-158.*

Response: Waivers are being requested for the side setback to the one Columbarium and to locate the Columbariums in the front yard. Please see the waiver request within this narrative.

(h) Storage areas. The city council may allow PUDs to identify on the master PUD site plan a parcel or area to be established for residents to store boats, recreational vehicles, trucks, or similar items that normally cannot be parked or stored at a residence.

N/A

(i) Communication towers. Any PUD of 50 acres or more may, if so approved by the city council, allow for a potential communication tower site, to be identified on the master development plan of the PUD.

N/A

Waiver Request Table

#	Section	Code	Required	Proposed	Waiver
			Accessory uses and structures		

1	78-181 (C)(3) a.	<u>Uses</u> Accessory Structures and Uses	shall not be located in required front, rear, or side setbacks in any residential district.	Accessory Structures (Columbarium(s)) positioned in prayer garden.	Two accessory structures (Columbarium(s)) in the front yard of the property.
2	78-141 Table 10	Residential Zoning District Regulations	Columbariums to be within the 20' side setback allowed in the RL3 zoning district.	A columbarium structure is proposed to be 14.6' from the side setback of the property.	The side setback is proposed to be 14.6' a 5.4' deviation from the code requirement.

Waiver Criteria – Sec. 78-158

- (i) *Criteria.* A request for the city council to approve a waiver from one or more of the standards and requirements applicable to the planned development, PUD, or PCD shall comply with a majority of the criteria listed below:
1. The request is consistent with the city’s comprehensive plan.
(Waiver #1) The request is consistent with Policy 1.1.1.3 (Residential Low – RL), as a columbarium is a passive, low-intensity use that generates minimal impacts related to traffic, noise, glare, dust, fumes, or other adverse externalities.

(Waiver #2) The request is consistent with Policy 1.1.1.3 (Residential Low – RL), as a columbarium is a passive, low-intensity use that generates minimal impacts related to traffic, noise, glare, dust, fumes, or other adverse externalities.
 2. The request is consistent with the purpose and intent of this section.
(Waiver #1) The request aligns with the purpose and intent of this section by promoting unique or specialized uses—such as a columbarium—while maintaining compatibility with surrounding residential development. The proposal supports the principles of orderly growth, community character preservation, and efficient use of land, consistent with the goals of planned development districts.

(Waiver #2) The request aligns with the purpose and intent of this section by promoting a unique and passive structure such as a columbarium in a location that is discreet and well screened from surrounding properties.

3. The request is in support of and furthers the city's goals, objectives, and policies to establish development possessing architectural significance, pedestrian amenities and linkages, employment opportunities, reductions in vehicle trips, and a sense of place.

(Waiver #1) The request supports the city's goals by allowing for a thoughtfully designed columbarium that contributes to the architectural character of the surrounding area through appropriate scale, materials, and landscaping. As a low intensity and, locally serving use. Its integration into the community fosters a sense of place and reflection, while maintaining pedestrian accessibility and visual compatibility with nearby residential development.

(Waiver #2) The request supports the city's goals by allowing the columbarium to be located within the prayer garden, where it enhances the site's overall design through a symmetrical and intentional placement. This location is thoughtfully integrated into the landscape, maintaining architectural cohesion with the surrounding area. The columbarium is adequately screened with landscaping to ensure privacy and visual compatibility with adjacent residential uses, while reinforcing the sense of place and contemplative atmosphere intended for the site.

4. The request demonstrates that granting of the waiver will result in a development that exceeds one or more of the minimum requirements for PUDs.

(Waiver #1) The proposed columbarium exceeds the minimum requirements for Planned Unit Developments (PUDs) as outlined in Sec. 78-158 by enhancing open space preservation, integrating high-quality architectural design, and providing extensive landscape buffering beyond code minimums. The project offers a passive, community-serving use that requires minimal infrastructure while maintaining compatibility with the surrounding residential character.

Further, the design includes enhanced pedestrian connectivity, low-impact development features, and visual enhancements through materials, scale, and articulation—demonstrating a commitment to quality that surpasses standard PUD requirements. These elements support the intent of Sec. 78-158 to promote superior site planning, cohesive design, and community integration in exchange for flexibility in development standards.

(Waiver #2) The request to allow a 14.6-foot setback—5.4 feet less than the minimum required—supports a development that advances multiple objectives of the City of Palm Beach Gardens Comprehensive Plan and exceeds several baseline PUD standards. The integration of a columbarium within a residential PUD reflects the Plan's encouragement of enhanced civic integration by introducing a low-impact, meaningful amenity that contributes to a stronger sense of place and community identity—an approach that goes beyond the typical residential-only expectations of RL3 zoning.

Although the proposal includes a deviation from the 20-foot setback standard, the overall design promotes a pedestrian-oriented, community-focused environment. This supports the Comprehensive Plan's vision for walkable, integrated, and context-sensitive development that enhances livability and neighborhood character beyond what is required by code.

The compact footprint of the columbarium allows for the preservation of more functional and open green space elsewhere on the site, aligning with the Plan's emphasis on environmental

sensitivity and open space conservation within PUDs. This thoughtful land use strategy achieves greater efficiency and green space preservation than is typically required under standard RL3 zoning.

Additionally, if the columbarium is constructed with high-quality materials, architectural detailing, and sufficient landscaping or screening, it can elevate the overall aesthetic and visual harmony of the site. This aligns with the Comprehensive Plan’s goal of promoting architectural excellence and a visually cohesive built environment—further supporting the justification for the requested waiver.

5. The request for one or more waivers results from innovative design in which other minimum standards are exceeded.

(Waiver #1) The requested waiver stems from an innovative site design that thoughtfully integrates the proposed columbarium structures within a contemplative prayer garden setting. This strategic placement not only enhances the spiritual and aesthetic function of the space but also exceeds typical development standards through the incorporation of high-quality landscaping and intentional open space.

(Waiver #2) The proposed waiver to reduce the side setback to 14.6 feet is the result of an innovative and thoughtful site design that supports several key goals of the City of Palm Beach Gardens Comprehensive Plan, while exceeding typical planning and development expectations. By strategically locating the columbarium within the side setback and limiting its overall scale, the design makes efficient and context-sensitive use of the site. This approach preserves more green space, reduces impervious surface area, and reflects a commitment to land conservation and responsible development—going beyond the standards typically associated with RL3 zoning.

The project also presents an opportunity to introduce enhanced landscape buffers, architectural detailing, and pedestrian-scale elements around the columbarium. These design features contribute to the visual quality of the development and are consistent with the Comprehensive Plan’s emphasis on superior aesthetics and thoughtful site design. In doing so, the proposal can elevate the character of the area beyond what is normally required.

Furthermore, the placement of the columbarium is carefully considered to minimize potential impacts on adjacent properties. With appropriate buffering and integration into the overall landscape, the structure avoids the perception of overdevelopment and supports a smooth visual and functional transition between uses. This aligns with the Comprehensive Plan’s focus on compatibility, neighborhood character, and the incorporation of innovative design solutions that reduce land use conflicts.

6. The request demonstrates that granting of the waiver will result in preservation or valuable natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas.

(Waiver #1) The proposed request will have no negative impacts on natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas. The surrounding area subject to this petition is proposed to have enhanced landscaping.

(Waiver #2) The proposed request will have no negative impacts on natural resources, including environmentally sensitive lands, drainage and recharge areas, and coastal areas. The surrounding area subject to this petition is proposed to have enhanced landscaping.

7. The request clearly demonstrates public benefits to be derived, including, but not limited to, such benefits as no-cost dedications of rights-of way, extensions of pedestrian linkages outside of the project boundaries, preservation of important natural resources, and use of desirable architectural, building, and site design techniques.

(Waiver #1) The requested waiver provides clear public benefits by facilitating a development that incorporates thoughtful architectural design, enhanced landscaping, and preservation of open space that serves both aesthetic and functional community needs. The project introduces a passive, reflective use that complements surrounding residential areas without increasing traffic or noise, thereby preserving neighborhood character.

Furthermore, the design includes pedestrian-friendly elements such as accessible pathways, visually appealing green space, and integrated seating areas that encourage quiet visitation and community reflection. The columbarium's integration into the prayer garden enhances the site's spiritual and cultural value, while the use of quality materials and site design techniques contributes to the long-term visual and functional appeal of the area. Collectively, these features represent tangible community benefits that support the City's goals of quality development and cohesive neighborhood integration.

(Waiver #2) The requested setback waiver facilitates a site design that aligns with and enhances the public benefit objectives outlined in the City of Palm Beach Gardens Comprehensive Plan. By permitting the columbarium to be located within the 20-foot side setback, the development can be more efficiently consolidated, preserving a greater portion of the site for open space, existing trees, and pervious surfaces. This design approach supports both the Environmental and Future Land Use Elements of the Comprehensive Plan, which prioritize the conservation of natural features and encourage environmentally responsible development practices.

In addition, the thoughtful integration of the columbarium—particularly if designed with pathways, seating areas, or meditative landscaping—has the potential to serve as a meaningful community space. It can offer opportunities for quiet reflection and enhance the pedestrian experience within the neighborhood. This contributes to the Comprehensive Plan's broader goals of fostering walkable, connected, and livable communities, while adding long-term value through accessible civic-oriented amenities.

8. Sufficient screening and buffering, if required, are provided to screen adjacent uses from adverse impacts caused by a waiver.

(Waiver #1) Landscaping beyond the requirement is being proposed with this request to sufficiently screen adjacent uses from view of the proposed columbarium structures.

(Waiver #2) Landscaping beyond the requirement is being proposed with this request to sufficiently screen adjacent uses from view of the proposed columbarium structures.

9. The request is not based solely or predominantly on economic reasons.

(Request #1) The waiver request is not driven by economic considerations but is instead rooted in thoughtful site planning and the desire to provide a meaningful, community-oriented use. The proposed columbarium is designed to serve as a respectful, low-intensity accessory use that enhances the spiritual and cultural value of the site. Its placement within a landscaped prayer garden prioritizes aesthetics, accessibility, and compatibility with surrounding development, demonstrating a design-first approach rather than one based on financial efficiency. The requested flexibility allows for a more context-sensitive and purposeful integration of the columbarium, in keeping with the overall mission and values of the institution.

(Request #2) The waiver request is not driven by economic considerations but is instead rooted in thoughtful site planning and the desire to provide a meaningful, community-oriented use. The proposed columbarium is designed to serve as a respectful, low-intensity accessory use that enhances the spiritual and cultural value of the site. Its placement within a landscaped prayer garden prioritizes aesthetics, accessibility, and compatibility with surrounding development, demonstrating a design-first approach rather than one based on financial efficiency. The requested flexibility allows for a more context-sensitive and purposeful integration of the columbarium, in keeping with the overall mission and values of the institution.

10. The request will be compatible with existing and potential land uses adjacent to the development site.

(Waiver #1) The proposed waiver and associated columbarium use are fully compatible with the existing and future land uses surrounding the site. As a passive, low-intensity accessory use, the columbarium generates minimal traffic, noise, or other external impacts, ensuring a seamless fit within the adjacent residential neighborhood. Its placement within a landscaped prayer garden provides a respectful and tranquil environment that aligns with the character and scale of nearby properties.

In addition, the proposed design incorporates appropriate buffering, architectural compatibility, and site layout that respects existing development patterns and preserves community character. The project contributes to the orderly integration of uses in the area and is consistent with the intent of the City's land use planning objectives.

(Waiver #2) The proposed waiver and the associated columbarium location are fully compatible with both existing and anticipated future land uses surrounding the site. The area within the setback is well-buffered and adequately screened, ensuring no adverse impact on adjacent communities or neighboring uses.

11. The request demonstrates the development will be in harmony with the general purpose and intent of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

(Waiver #1) The requested waiver is fully in harmony with the purpose and intent of this section, which seeks to encourage high-quality, context-sensitive development while allowing flexibility for unique or specialized uses. The proposed columbarium is designed to serve as a respectful, passive accessory use that complements the primary institutional function of the site and the surrounding residential context.

The project has been carefully planned to avoid any adverse impacts on public health, safety, or welfare. It will not generate significant traffic, noise, or environmental impacts, and the design includes appropriate buffering, pedestrian access, and architectural integration to ensure compatibility with the area. By maintaining a quiet, contemplative environment and enhancing the site's overall character, the development supports community values and reflects responsible land use planning.

(Waiver #2) The requested waiver is fully in harmony with the purpose and intent of this section, which seeks to encourage high-quality, context-sensitive development while allowing flexibility for unique or specialized uses. The proposed columbarium is designed to serve as a respectful, passive accessory use that complements the primary institutional function of the site and the surrounding residential context.

The project has been carefully planned to avoid any adverse impacts on public health, safety, or welfare. It will not generate significant traffic, noise, or environmental impacts, and the design includes appropriate buffering, pedestrian access, and architectural integration to ensure compatibility with the area. By maintaining a quiet, contemplative environment and enhancing the site's overall character, the development supports community values and reflects responsible land use planning.

Conclusion

The proposed installation of two Columbarium structures at Christ Fellowship Church at trinity is a low-impact, spiritually significant accessory use that aligns with the intent and provisions of the City of Palm Beach Gardens Comprehensive Plan and Land Development Regulations. As demonstrated throughout this justification statement, the proposed use satisfies all Conditional Use Criteria outlined in Section 78-52(d) of the City Code.

The Columbarium structures are designed to be respectful, contemplative additions to the existing church campus and will be situated within the church's prayer garden—an area already designated for quiet reflection and remembrance. The structures will be appropriately scaled, sensitively integrated, and screened to ensure minimal visibility and no adverse impacts to adjacent properties or the public realm. No additional utility demands, infrastructure, or changes to traffic circulation will result from this proposal.

Christ Fellowship Church is committed to maintaining a site that upholds the values of the community and serves the needs of its congregation. The Applicant respectfully requests approval of this Major Conditional Use application and looks forward to working with City staff and decision-makers to bring this spiritually significant project to fruition.