



**Village of Royal Palm Beach  
Village Council  
Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION 17-0058 (SPM) AN APPLICATION BY 2GHO AND RESOLUTION 19-22 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING MAJOR SITE PLAN MODIFICATION APPROVAL FOR NEW BUILDINGS AND IMPROVEMENTS TO EXISTING BUILDINGS (WHICH INCLUDES CONSTRUCTION OF MAUSOLEUMS, COLUMBARIUM, NEW DRIVEWAYS, AND PARKING) ON A 53.01 ACRE PARCEL LOCATED AT 10941 SOUTHERN BLVD. BY AGENT: GEORGE G. GENTILE OF 2GHO.**

**Issue:**

The Applicant is seeking Major Site Plan Modification approval for new buildings and improvements to existing buildings, which includes construction of mausoleums, columbarium, new driveways, and parking on a 53.01 acre parcel located at 10941 Southern Boulevard. There have been several administratively approved minor modifications to the cemetery over the years and these are now reflected on the proposed site plan amendment.

The Applicant has provided an anticipated construction schedule, which covers the next ten (10) years. In addition, the Applicant has provided information on future construction plans covering 10+ years and beyond.

Overall, the proposed Site Plan is in conformance with the Village’s requirements for the Private Recreation (PR) Zoning District.

The Planning and Zoning Commission considered this Application on July 23, 2019 and recommended approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of application 17-0058 (SPM) and Resolution 19-22.

|                   |                 |             |                |
|-------------------|-----------------|-------------|----------------|
| Initiator         | Village Manager | Agenda Date | P&Z Commission |
| Director of P & Z | Approval        | 08-15-2019  | Action         |

**RESOLUTION NO. 19-22**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 17-0058 (SPM) – THE APPLICATION OF 2GHO – PERTAINING TO SITE PLAN APPROVAL FOR CONSTRUCTION OF NEW BUILDINGS AND IMPROVEMENTS TO EXISTING BUILDINGS WHICH INCLUDES CONSTRUCTION OF MAUSOLEUMS, COLUMARIUM, NEW DRIVEWAYS, AND PARKING ON A 53.01 ACRE PARCEL LOCATED AT 10941 SOUTHERN BOULEVARD, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 17-0058 (SPM) was presented to the Village Council at its public hearing conducted on August 15, 2019; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 17-0058 (SPM), THE APPLICATION OF 2GHO, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT “B” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of August, 2019.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Our Lady Queen of Peace Cemetery**  
**17-0058(SPM)**  
**Res. No. 19-22**

**Legal Description:**

THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER, NORTH OF THE WEST PALM BEACH CANAL, LESS ROAD RIGHT-OF-WAY IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST. TOGETHER WITH ALL RIGHTS ACQUIRED BY THE GRANTOR HEREIN BY VIRTUE OF ASSIGNMENT OF OIL AND MINERAL LEASE DATED MAY 31, 1955, AND RECORDED IN DEED BOOK 1099, PAGE 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1757.69 FEET AND THE EAST 160 FEET THEREOF.

SUBJECT TO ALL PERTINENT MATTERS OF RECORD.

CONTAINING 53.01 ACRES, MORE OR LESS.

**Exhibit B**  
**Conditions of Approval**  
**Our Lady Queen of Peace Cemetery**  
**17-0058(SPM)**  
**Res. No. 19-22**

**1. Development Order:**

This development order constitutes approval to modify the approved Master Plan to allow for new buildings and improvements to existing buildings, which includes construction of mausoleums, columbarium, new driveways, and parking, located at 10941 Southern Blvd.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All prior conditions of approval imposed by Resolution 97-33 shall remain in full force and effect unless specifically modified herein.

**2. Site Specific Conditions:**



# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Our Lady Queen of Peace Cemetery

Application: 17-0058 (SPM) (Res 19-22)

Owner: Diocese of Palm Beach  
9995 N. Military Trail  
Palm Beach Gardens, FL 33410

Agent: George G. Gentile PLA, FLASLA  
2GHO  
1907 Commerce Lane, Suite 101  
Jupiter, FL 33458

Request: Major Site Plan Modification to modify the approved Site Plan to allow for new buildings and improvements to existing buildings (which includes construction of mausoleums, columbarium, new driveways, and parking), located at 10941 Southern Blvd.

Hearings: Planning and Zoning Commission: July 23, 2019  
Village Council: August 15, 2019

Recommendation: Approval

## II. Site Data:

Site Area: 53.01 ± acres

Property Control Numbers: 72-41-43-36-00-000-3010

Existing Land Use: Cemetery

Existing FLUM Designation: Open Space (OS)

Existing Zoning: Private Recreation (PR)

| <b>Table 1: Adjacent Existing, Future Land Uses, and Zoning</b> |  |                                     |  |
|---|--|-------------------------------------|--|
| <b>Dir.</b>   | <b>Existing:</b>                         | <b>FLUM:</b>                        | <b>Zoning:</b>                                   |
| <i>North</i>  | Nautica Lakes                            | Townhouse Residential (RT)          | Townhouse Residential (RT-8)                     |
| <i>South</i>  | Wellington                               | Mixed Use Wellington                | MUPD Wellington                                  |
| <i>East</i>   | South Star Storage                       | Industrial (IND)                    | Limited Industrial (IL)                          |
| <i>West</i>   | Southern Palm Crossing /<br>FPL Easement | Commercial (COM)<br>Open Space (OS) | General Commercial (CG)<br>Public Ownership (PO) |

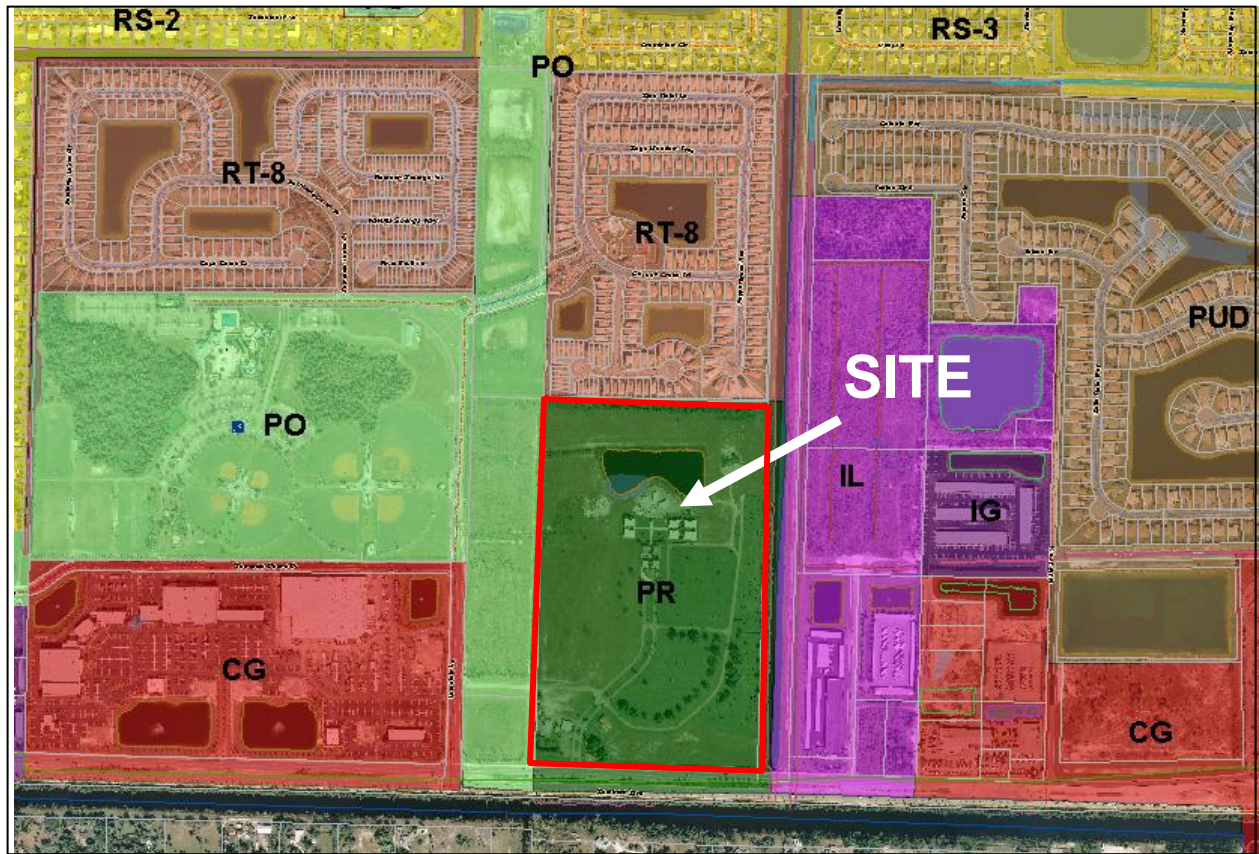


Figure 1: Location Map

**III. Intent of Petition:**

The Applicant is seeking Major Site Plan Modification approval for new buildings and improvements to existing buildings, which includes construction of mausoleums, columbarium, new driveways, and parking, located at 10941 Southern Blvd. There have been several administratively approved minor modifications to the cemetery over the years, and these are now reflected on the proposed site plan amendment.

**IV. History:**

The subject property is located on the north side of Southern Boulevard immediately east of the FPL Powerline Easement. The prior site plan for the cemetery was approved on September 18, 1997 through the adoption of Resolution 97-33. Subsequently, approximately 50 acres of the cemetery site was sold and a new master plan was approved through the adoption of Resolution 09-07 by Village Council on May 21, 2009.

**V. Analysis:**

The Applicant is seeking Major Site Plan Modification approval for new buildings and improvements to existing buildings, which includes construction of mausoleums, columbarium, new driveways, and parking, located at 10941 Southern Blvd. There have been several administratively approved minor modifications to the cemetery over the years and these are now reflected on the proposed site plan amendment.

The Applicant has provided an anticipated construction schedule, which covers the next ten (10) years. In addition, the Applicant has provided information on future construction plans covering 10+ years and beyond.

In reviewing the application, Village staff considered conformity with the Village of Royal Palm Beach Code of Ordinances as pertaining to the Private Recreation (PR) Zoning District (Section 26-90).

Specifically, the proposed site meets the requirements for PR Zoning District as follows:

1. Parcel size: The site is 53.01 acres and thus exceeds the minimum area required for PR-designated property of 5 acres.
2. Parcel width: The site is 992.24 feet wide and thus exceeds the minimum parcel width of 200 feet of frontage.
3. Setbacks: The proposed buildings meet all applicable setback requirements for this zoning district.
4. Pervious area: The site plan provides 82.0% of the site as pervious area and thus exceeds the minimum pervious area of 20%.
5. Parking Requirements: The applicant will be adding parking which meets Village Code at the time of construction of the proposed buildings.
6. Landscape Areas: This project complies with all applicable landscape code requirements.
7. Maximum Building Height: The Applicant is proposing new mausoleums, columbarium, and driveways, which will be required to meet the height limitation at time of permit review.

Overall, the proposed Site Plan is in conformance with the Village's requirements for the Private Recreation (PR) Zoning District.

**VI. Staff Recommendation:**

Staff recommends Approval of Application 17-0058 (SPM) and Resolution No. 19-22.

## **VII. Hearing History:**

### *Planning and Zoning Commission:*

The Planning and Zoning Commission considered the application on July 23, 2019, and recommended approval by a vote of 5-0.



**Exhibit A  
Legal Description  
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17-0058 (SPM)  
Resolution No. 19-22**

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**2. Site Specific Conditions:**