

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

Agenda Item:

PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION 21-31 (SVAR), AN APPLICATION BY JONI BRINKMAN, FOR THE CONSIDERATION OF A VARIANCE FROM VILLAGE CODE SECTION 20-60 (4) (E) TO ALLOW FOR TWO MENU PRICING SIGNS WHERE VILLAGE CODE ONLY ALLOWS FOR ONE MENU PRICING SIGN; AND A VARIANCE TO SECTION 20-95 (E) TO ALLOW FOR 30.7 SQUARE FOOT WALL-MOUNTED CABINET SIGNS WHERE VILLAGE CODE PROHIBITS WALL-MOUNTED CABINET SIGNS IN EXCESS OF 10 SQUARE FEET, FOR A 1.3± ACRE PARCEL OF LAND LOCATED ON THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND STATE ROAD 7; BY RAISING CANE’S RESTAURANTS, LLC.

Issue:

The subject site is located on the northeast corner of Southern Boulevard and State Road 7. The Applicant is requesting variance from two (2) sections of Chapter 20 of the Village Code at Article IV *Permitted Signs* (please refer to **Attachment A** for an illustration of the signs). More specifically, the Applicant is requesting a variance to the following section of Village Code:

Variance Request #1 from Section 20-60 (4) (e) - The Applicant is requesting a Variance from Section 20-60(4) (e), to allow for two (2) total menu pricing signs where only one (1) menu pricing sign is permitted by Village Code within the General Commercial (CG) Zoning District.

The Applicant contends that “The proposed development includes two menu boards to accompany the two drive-thru lanes. The dual menu boards are a necessary component of the redevelopment of this property, as they increase the efficiency and functionality of the use and site. While both menu boards will be utilized, cars with orders placed on the outside lane will merge into the lane adjacent to the principal building where they will be serviced at the payment window on the eastern portion of the building and the pick-up window at the western portion of the building. During peak demand, customers will not use the merge point and will require both lanes. The outside lane will have attendants with 1- Pads that will process payment & deliver orders to the vehicles in the dedicated striped paths as shown on the Site Plan. 12 total queuing spaces are to be provided for both lanes, with 4 queuing spaces located before the menu board in each lane. The estimated time to be spent in the drive-through from entry to exit should be no more than one-minute and a half. Thus, the Applicant is respectfully requesting a sign variance to allow two (2) menu boards at this site.”

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Variance Request #2 from Section 20-95 (e) - The Applicant is requesting a Variance from Section 20-95 (e) to allow for 30.7 square foot wall-mounted cabinet signs where Village Code prohibits wall-mounted cabinet signs in excess of ten (10) square feet.

The Applicant contends that “The applicant is also requesting a variance to allow a 30.7 SF wall-mounted cabinet sign which depicts the trademarked Raising Cane's logo which is consistent with national branding. Discussions with Village staff have confirmed that the red background area is considered a cabinet sign. Since the national branding incorporates this red area along with the channel letters as a single logo, the total area of the sign is being considered under the "cabinet" sign definition. In order to achieve proper legibility and visibility, along with consistency with national branding, the waiver for an increased allowed cabinet sign area is being requested.

It is important to note in regard to this request, that if the sign proposed were a considered a channel sign, the sign face area that would be allowed would be calculated on the linear facade length of the building and allow for a channel sign of up to 40.2 SF. However, in this case, the request to incorporate the standard branding for this user actually provides for a decrease of 9.5' compared to the maximum allowed for a channel sign. As such, the request to allow for a smaller ‘cabinet’ sign as compared to a channel sign is warranted and will not have any negative impact on the surrounding area.”

Village Code Section 26-32 (f) (6) *Variances* sets for the Criteria for granting Sign Variances and they are as follows:

- That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
- Special conditions do not result from the actions of the applicant;
- That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, buildings or structures in the same zoning district;
- That a literal interpretation of the provisions of this division would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this division and would work unnecessary and undue hardship on the applicant;
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the grant of the variance will be in harmony with the general intent and purpose of this division; and
- That such variance will not be injurious to the area involved or otherwise be detrimental to the public welfare.

Village Staff is generally in agreement with the justification of Variance Request #1 regarding the additional menu pricing sign for the split queue drive-through in that two (2) menu pricing signs are important for the operation of two (2) drive-through lanes and that special

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conditions and circumstances are peculiar to this site which are not applicable to other lands within the same zoning district. Therefore, Staff is recommending Approval of Variance Request #1 to allow for the second menu pricing sign.

Village Staff is recommending Denial of Variance Request #2 regarding the wall-mounted cabinet signs. Village Staff feels as though the criteria for granting this variance request have not been met. Village Staff is not in support of this variance because Staff believes that no special conditions or circumstances exist which are not applicable to other lands; granting of the variance will confer on the applicant special privileges that are denied to other lands; the literal interpretation of the Code does not deprive the applicant the rights enjoyed by other lands in the same zoning district; and that it is not the minimum variance necessary to allow reasonable use of the property.

This item was considered by the Planning and Zoning Commission at its regular meeting on September 28, 2021 with the Commission recommending Approval of Variance #1 and Denial of Variance #2 by a vote of 3-2 with Vice Chair Philip Marquis and Commissioner June Perrin dissenting.

Recommended Action:

Staff recommends **Approval** of Variance Request #1, a variance from Section 20-60 (4) (e) menu pricing signs and **Denial** for Variance Request #2, a variance to Section 20-95 (e) cabinet sign.

Attachment A

Directly below is an illustration of the wall-mounted cabinet sign requested in Variance Request #2.

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30.67

Square Footage

Attachment A Continued

Directly below is an illustration of the menu-pricing sign requested in Variance Request #1.

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Initiator:	Village Manager	Agenda Date	Village Council
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**ORDER OF THE VILLAGE COUNCIL
VILLAGE OF ROYAL PALM BEACH
SIGN VARIANCE**

CASE NO. VC-21-08

IN RE:Application No. 21-31(SVAR) – Raising Canes

Legal Description:

Attached as Exhibit “A”

ORDER APPROVING APPLICATION

This cause came to be heard upon the above application and the Royal Palm Beach Village Council having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed, and the Royal Palm Beach Village Council being otherwise advised.

THEREUPON, the Village Council of the Village of Royal Palm Beach finds as follows:

1. The property which is the subject of said application is classified and zoned within the CG – General Commercial Zoning District by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant is seeking **Variances** from the Village of Royal Palm Beach Code of Ordinances at: 1) Section 20-60(4)(e) to allow for to allow for two (2) total menu pricing signs where only one (1) menu pricing sign is permitted by Village Code within the General Commercial (CG) Zoning District, and at 2) Section 20-95 (e) to allow for a 30.7 square foot wall-mounted cabinet sign where Village Code prohibits wall-mounted cabinet signs in excess of ten (10) square feet.
3. Under the provisions of Sec. 20-148 of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.

4. In the judgment of the Village Council, the public welfare will best be served by **APPROVING** the application as set forth in the attached Exhibit B.
5. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Royal Palm Beach Village Council as follows:
6. The application for **Variances, VC-21-08**, with respect to the above-referenced property in the Village of Royal Palm Beach, Florida to permit a variance to 1) Section 20-60(4)(e) to allow for to allow for two (2) total menu pricing signs where only one (1) menu pricing sign is permitted by Village Code within the General Commercial (CG) Zoning District, and 2) Section 20-95 (e) to allow for a 30.7 square foot wall-mounted cabinet sign where Village Code prohibits wall-mounted cabinet signs in excess of ten (10) square feet is hereby **Approved** in accordance with the Village Code of Ordinances for the following reasons:

The applicant meets the following standards set forth in Section 26-32(f)(6). of the Village Code of Ordinances.

1. Special conditions and circumstances exist;
2. Special Circumstances are not the result of actions of the applicant;
3. No special privilege is conferred;
4. Literal interpretation would constitute an unnecessary and undue hardship;
5. Minimum variance;
6. Is in harmony with the Sign Code; and
7. Will not be injurious to area or detrimental to the public welfare.

Done and ordered this 21st day of October, 2021.

Mayor Fred Pinto
Village of Royal Palm Beach

Attest:

Diane DiSanto, Village Clerk

Exhibit A
Legal Description
Application No. 21-31(SVAR)
Raising Canes

LEGAL DESCRIPTION:

Directly below is the Legal Description:

LEGAL DESCRIPTION:

PARCEL I: (LEASEHOLD INTEREST)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF TRACT 16, BLOCK 8, ACCORDING TO THE PLAT OF "THE PALM BEACH FARMS CO., PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE NORTH 01'33'47" EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1746.25 FEET; THENCE SOUTH 88'26'13" EAST, AT RIGHT ANGLES TO THE SAID EAST LINE OF SECTION 36, A DISTANCE OF 85.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 WITH A LINE PARALLEL WITH AND 250.00 FEET NORTH OF THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 01'33'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 263.50 FEET; THENCE SOUTH 89'56'32" EAST, A DISTANCE OF 217.00 FEET; THENCE SOUTH 00'03'28" WEST, A DISTANCE OF 224.00 FEET; THENCE NORTH 89'56'32" WEST, A DISTANCE OF 42.97 FEET; THENCE SOUTH 01'22'03" WEST, A DISTANCE OF 43.53 FEET, TO THE INTERSECTION WITH THE AFORESAID LINE BEING PARALLEL WITH AND 250.00 FEET NORTH OF THE FORMER RIGHT-OF-WAY LINE OF STATE ROAD NO. 80; THENCE NORTH 88'37'57" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

PARCEL II: (APPURTENANT EASEMENT)

ACCESS EASEMENT FOR THE BENEFIT OF PARCEL I AS CREATED BY ACCESS, CROSS-PARKING AND NO-BUILD EASEMENT AGREEMENT BETWEEN DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION AND APPLE SOUTH, INC., A GEORGIA CORPORATION, RECORDED JUNE 24, 1996, IN OFFICIAL RECORDS BOOK 9320, PAGE 1182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED IN OFFICIAL RECORDS BOOK 22002, PAGE 1418, OVER, UNDER AND ACROSS THAT PORTION OF THE FOLLOWING DESCRIBED LANDS WHICH IS IDENTIFIED AS THE "ACCESS EASEMENT AREA" AND FURTHER IDENTIFIED BY CROSS-HATCHED MARKS ON THE SITE PLAN SET FORTH ON EXHIBIT "C" OF SAID AGREEMENT:

TRACTS 15, 18, THAT PART OF TRACT 21, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 80, AND A 30-FOOT ABANDONED ROAD LYING BETWEEN TRACTS 16 AND 21, ALL IN BLOCK 8, "THE PALM BEACH FARMS CO. PLAT NO. 3", RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, PALM BEACH COUNTY RECORDS, EXCEPTING THEREFROM THE NORTH 30 FEET OF TRACT 15, THE EAST 70 FEET OF TRACTS 15, 16 AND 21 AND THE EAST 70 FEET OF THAT PART OF THE ABANDONED ROAD WHICH LIES WEST OF THE EAST LINE OF TRACT 16 IF PROJECTED SOUTHERLY TO THE NORTHEAST CORNER OF TRACT 21 AND ALSO EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND AT THE NORTHEAST CORNER OF THE FOLLOWING INTERSECTION OF STATE ROAD NO. 80 AND STATE ROAD NO. 7 FRONTING 175 FEET ON STATE ROAD NO 80 AND 250 FEET ON STATE ROAD NO. 7 WHICH SAID PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED AS THE SOUTH 250 FEET OF THE WEST 175 FEET OF THAT PART OF TRACTS 16 AND 21 BLOCK 8, "THE PALM BEACH FARMS CO., PLAT NO. 3", LYING NORTH OF THE RIGHT-OF-WAY OF STATE ROAD NO. 80 AND INCLUDING THE 30-FOOT ABANDONED ROAD RIGHT-OF-WAY BETWEEN SAID TRACTS 16 AND 21.

LESS AND EXCEPT THE FOLLOWING: THE NORTH 467 FEET OF SAID TRACT 15; STATE ROAD 7 RIGHT-OF-WAY AND THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF TRACTS 16 AND 21 IN BLOCK 8, OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Directly below is the legal description continued:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE NORTH 01'34'02" EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1445.96 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 80; THENCE SOUTH 88'37'42" EAST, ALONG THE BASELINE OF SURVEY FOR STATE ROAD 80, A DISTANCE OF 85.17 FEET; THENCE NORTH 01'22'18" EAST A DISTANCE OF 50.00 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 80; THENCE SOUTH 88'37'42" EAST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88'37'42" EAST, A DISTANCE OF 216.43 FEET; THENCE SOUTH 88'31'04" EAST, A DISTANCE OF 571.31 FEET; THENCE NORTH 00'57'59" WEST, A DISTANCE OF 57.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A CHORD BEARING OF NORTH 87'52'02" WEST; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 11,496.16 FEET, THROUGH AN ANGLE OF 01'18'04", AN ARC DISTANCE OF 261.06 FEET TO THE END OF SAID CURVE; THENCE NORTH 88'31'04" WEST, A DISTANCE OF 307.79 FEET; THENCE NORTH 85'03'35" WEST, A DISTANCE OF 192.80 FEET; THENCE NORTH 88'37'42" WEST, A DISTANCE OF 23.93 FEET; THENCE SOUTH 01'34'02" WEST, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO LYING IN A PORTION OF TRACTS 15, 18 AND 21, BLOCK 8, AND INCLUDING A PORTION OF AN ABANDONED 30 FOOT RIGHT-OF-WAY, ACCORDING TO THE PLAT OF "THE PALM BEACH FARMS CO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (BEARINGS HEREIN ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, WHICH BEARS NORTH 01'33'47" EAST), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 01'33'47" EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1746.25 FEET; THENCE SOUTH 88'26'13" EAST, AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 36, A DISTANCE OF 85.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, WITH A LINE PARALLEL WITH AND 250 FEET NORTH OF THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 80 AND THE POINT OF BEGINNING; THENCE NORTH 01'33'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 665.07 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 467.00 FEET OF SAID TRACT 15; THENCE NORTH 89'01'09" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 921.73 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 70 FEET OF SAID TRACTS 15 AND 18; THENCE SOUTH 01'01'20" EAST, ALONG SAID WEST LINE A DISTANCE OF 897.71 FEET TO A POINT OF INTERSECTION WITH THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD NO. 80) SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,496.16 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 87'52'07" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01'18'24", A DISTANCE OF 262.16 FEET; THENCE NORTH 88'31'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 307.79 FEET; THENCE NORTH 85'03'50" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 192.79 FEET; THENCE NORTH 88'37'57" WEST, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.93 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 175.00 FEET OF SAID TRACT 16; THENCE NORTH 01'33'47" EAST, ALONG THE EAST LINE OF SAID WEST 175.00 FEET, A DISTANCE OF 178.00 FEET TO A POINT 250.00 FEET NORTH OF THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD NO.80) THENCE NORTH 88'37'57" WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

Directly below is the legal description continued:

ALSO LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF TRACT 16, BLOCK 8, ACCORDING TO THE PLAT OF "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE NORTH 01°33'47" EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1746.25 FEET; THENCE SOUTH 88°26'13" EAST, AT RIGHT ANGLES TO THE SAID EAST LINE OF SECTION 36, A DISTANCE OF 85.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 WITH A LINE PARALLEL WITH AND 250.00 FEET NORTH OF THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 01°33'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 263.50 FEET; THENCE SOUTH 89°56'32" EAST, A DISTANCE OF 217.00 FEET; THENCE SOUTH 00°03'28" WEST, A DISTANCE OF 224.00 FEET; THENCE NORTH 89°56'32" WEST, A DISTANCE OF 42.97 FEET; THENCE SOUTH 01°22'03" WEST, A DISTANCE OF 43.53 FEET, TO THE INTERSECTION WITH THE AFORESAID LINE BEING PARALLEL WITH AND 250.00 FEET NORTH OF THE FORMER RIGHT-OF-WAY LINE OF STATE ROAD NO. 80; THENCE NORTH 88°37'57" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

PARCEL II BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°33'47" EAST, A DISTANCE OF 1746.25 FEET; THENCE SOUTH 88°26'13" EAST, A DISTANCE OF 85.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE NORTH 01°33'47" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 289.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 01°33'47" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 50.78 FEET; THENCE SOUTH 35°50'47" EAST, A DISTANCE OF 29.86 FEET; THENCE SOUTH 53°32'57" EAST, A DISTANCE OF 26.47 FEET; THENCE SOUTH 73°00'03" EAST, A DISTANCE OF 26.87 FEET; THENCE NORTH 89°29'07" EAST, A DISTANCE OF 200.28 FEET; THENCE SOUTH 00°55'15" EAST, A DISTANCE OF 248.92 FEET; THENCE SOUTH 88°36'42" WEST, A DISTANCE OF 33.45 FEET; THENCE NORTH 00°55'15" WEST, A DISTANCE OF 219.18 FEET; THENCE NORTH 89°56'32" WEST, A DISTANCE OF 192.53 FEET; THENCE NORTH 63°30'52" WEST, A DISTANCE OF 30.18 FEET; THENCE NORTH 48°21'26" WEST, A DISTANCE OF 18.23 FEET TO THE POINT OF BEGINNING.

Exhibit B
Sign Drawings
Application No. 21-32(SVAR)
Raising Canes

Below is an illustration of the signage.



30.67
 Square Footage

Below is an illustration of the signage

