

**VILLAGE OF ROYAL PALM BEACH
LOCAL PLANNING AGENCY MEETING MINUTES
TUESDAY, SEPTEMBER 28, AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Present
Commissioner David Leland	Present
Commissioner Ray Nazareth	Present
Lauren McClellan Alternate 1	Present (audience)
Gerald Brown Alternate 2	Present (audience)
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director and Christina Carruolo, Administrative Assistant III.

MINUTES

Minutes of the August 24, 2021 Local Planning Agency meeting will be placed on the October 26, 2021 agenda.

ITEMS FOR DISCUSSION

1. Ordinance 1018 proposes to amend the Village's Code of Ordinances at Chapter 26 – Zoning at Sec. 26-22 to add entirely new definitions for the terms "primary structure" and "shed" and at Sec. 26-27 to clarify the setback calculations for sheds and play structures with design features exceeding eight (8) feet in height.

The Assistant Village Attorney presented the board with an update on the status of the draft ordinance and indicated that the ordinance would be continued to the time certain date of October 26, 2021 at 7:00pm.

2. Ordinance 1020 proposes to amend the Village's Code of Ordinances at Chapter 9 – Fences, hedges and walls at Sec. 9-1 to add an exemption for repairs or replacement less than 25% of the permitted installation and at Sec. 9-8 to revise currently regulations for residential-zoned property to require the presentation of "finished side" out in certain instances.

The Assistant Village Attorney presented the board with an update on the status of the draft ordinance and indicated that the ordinance would be continued to the time certain date of October 26, 2021 at 7:00pm.

BOARD BUSINESS – N/A

ADJOURNMENT



Adam Miller, Chairman



Bradford O'Brien, AICP



Respectfully Submitted, Christina Carruolo

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 28, 2021 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Present
Commissioner David Leland	Present
Commissioner Ray Nazareth	Present
Lauren McClellan Alternate 1	Present (audience)
Gerald Brown Alternate 2	Present (audience)
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director and Christina Carruolo, Administrative Assistant III.

MINUTES

Minutes of the July 27, 2021 Planning and Zoning Commission meeting were reviewed.

Vice Chair Philip Marquis made a motion to approve the minutes as submitted; seconded by Commissioner June Perrin. Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No. 21-77 (AAR) – South Florida Foot and Ankle – The applicant, Designs to Go, is requesting Architectural Approval for a color change for the tenant panels on an existing monument sign, for a property located at 11412 Okeechobee Boulevard.

Staff presented the board with an overview of the proposed request for the Architectural Approval. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

Commissioner Ray Nazareth made a motion to approve the application as submitted; seconded by Vice Chair Philip Marquis. Motion carried unanimously 5-0.

2. Application No. 21-74 (LW) – Raising Canes – The applicant, Raising Cane's Restaurant, LLC, is requesting a Landscape Waiver from Sec. 15-133(b)(2) Perpendicular divider strips to allow four (4) trees to count towards the required

nine (9) trees within a perpendicular divider strip along north property line, a waiver of five (5) trees, for a property located at 100 N. State Road 7.

Staff presented the board with an overview of the proposed request for the Landscape Waiver. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

Vice Chair Philip Marquis made a motion to approve the application as submitted; seconded by Commissioner David Leland. Motion carried unanimously 5-0.

3. Application No. 21-31 (SVAR) – Raising Canes – The applicant, Raising Cane's Restaurant, LLC, is requesting Sign Variances from 1) Sec. 20-60(4)(E) to allow for two (2) menu pricing signs in the drive-through where the Village Code allows only one (1) menu pricing sign, a variance of one (1) menu pricing sign and 2) Sec. 20-95 to allow for wall mounted cabinet signs of 30.7 square feet where Village Code limits cabinet signs to 10 square feet, a variance of 20.7 square feet, for a property located at 100 N. State Road 7.

Staff presented the board with an overview of the proposed request for the Sign Variances. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

Commissioner Ray Nazareth made a motion to approve Sign Variance #1 regarding the menu pricing sign and deny Sign Variance #2 regarding the cabinet signs as submitted; seconded by Commissioner David Leland. Motion carried 3-2 with Vice Chair Philip Marquis and Commissioner June Perrin dissenting.

4. Application No. 21-32 (PVAR) – Raising Canes – The applicant, Raising Cane's Restaurant, LLC, is requesting Parking Variance from Sec. 23-51(2)q. to allow for 56 parking spaces, inclusive of twenty-one (21) spaces via cross parking agreement, where Village Code requires 59 spaces, a variance of 3 spaces, for a property located at 100 N. State Road 7.

Staff presented the board with an overview of the proposed request for the Parking Variance. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

Vice Chair Philip Marquis made a motion to approve the application as submitted; seconded by Commissioner June Perrin. Motion carried 4-1 with Commissioner Ray Nazareth dissenting.

5. Application No. 21-30 (SPM, AAR, SE) – Raising Canes – The applicant, Raising Cane's Restaurant, LLC, is requesting a Major Site Plan Modification, Architectural Approval and a Special Exception Approval for a 3,267 sq. ft. "Restaurant with drive-through" in the General Commercial (CG) Zoning District, inclusive of 366 sq. ft. of outdoor dining area, for a property located at 100 N. State Road 7.

Staff presented the board with an overview of the proposed request for the Major Site Plan Modification, Architectural Approval and a Special Exception. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

Commissioner June Perrin made a motion to approve the application as submitted with the condition that if Sign Variance #2 regarding the cabinet signs is not granted by the Village Council, that the applicant shall revise the AAR application to reflect reduced cabinet sign sizes; seconded by Vice Chair Philip Marquis. Motion carried 5-0.

BOARD BUSINESS –N/A

ADJOURNMENT



Adam Miller, Chairman



Bradford O'Brien, AICP



Respectfully Submitted, Christina Carruolo