

ORDINANCE 24-16

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA AMENDING AND RESTATING ORDINANCE NO. 22-06 TO AMEND THE SCHEDULE OF USES FOR THE COMMERCIAL PLANNED DEVELOPMENT ZONING FOR THE PROPERTY LOCATED AT 2301, 2307 & 2311 ESTERO BLVD. AND 111 & 121 MANGO ST., GENERALLY IDENTIFIED AS STRAP NUMBERS 219-46-24-W3-0110D.0010, 19-46-24-W3-0120E.0010, 19-46-24-W3-0120E.0020, AND 19-46-24-W3-0120E.0030 FORT MYERS BEACH; AMENDING THE MASTER CONCEPT PLAN FOR THE RESTAURANT USE(S); PROVIDING FOR REVISIONS TO CONDITIONS OF APPROVAL AND DEVIATIONS, AND OTHER CLARIFICATION AS NECESSARY; PROVIDING FOR REPEAL, CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, 1249 Estero Adventures, LLC ("Applicant") is the owner of the property generally located at 2301, 2307 & 2311 Estero Blvd., and 111 and 121 Mango St. and identified by STRP numbers 19- 46-24-W3-0110D.0010, 19-46-24-W3-0120E.0010, 19-46-24-W3-01 20E.0020 and 19-46-24-W3-0120E.0030 - comprising .66 - acre of land ("Property"); and

WHEREAS, the Applicant filed an application to amend the Property's Commercial Planned Development ("CPD") to allow additional uses, amended deviations, and amended conditions; and

WHEREAS, the Property is in the Boulevard Future Land Use Category of the Comprehensive Plan of the Town of Fort Myers Beach, and is under common control of the Applicant as evidenced in the public records of the Lee County Property Appraiser; and

WHEREAS, Exhibit A provides the approved property development regulations, the schedule of uses and conditions of approval for this amended and restated CPD to be used during the permitting process; and

WHEREAS, Exhibit B is the approved Master Concept Plan (“MPC”), updated per the adopted Ordinance 24-16; and

WHEREAS, the Town Council finds that the request to amend and restate Ordinance 22-06 is a unique project, which does not set precedent for future development or rezoning applications; and

WHEREAS, as amended and restated, the proposed ordinance, inclusive of its Exhibits are in the best interest of the public health, safety, and welfare and consistent with and in compliance with the requirements of the Town of Fort Myers Beach Comprehensive Plan (“CP”) and the Land Development Code (“LDC”); and

WHEREAS, a public hearing was held before the Local Planning Agency (“LPA”) on May 14, 2024, at which the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, and the LPA voted by roll call 6 to 0 to recommend **approval with conditions** of the amended and restated CPD to the Town Council; and

WHEREAS, on June 6, 2024, the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the LDC; and

WHEREAS, the Town Council scheduled a second reading of the proposed Ordinance and a held an advertised public hearing before the Town Council on June 17, 2024, at which time the Town Council gave full and complete consideration to the request of the Applicant, the recommendation of the LPA, the recommendation of staff, including the consideration and findings in the staff report, the documents in the record, and the testimony of all interested persons, as required by Section 34-85 of the LDC; and

WHEREAS, at the advertised public hearing, the Town Council determined the proposed ordinance to amend and restate Ordinance 22-16 **is consistent** with the CP and LDC and by roll call voted 5 to 0 to **approve with conditions** the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true, correct, incorporated herein by this reference, and adopted as the legislative and administrative findings of the Town Council.

Section 2. The Town Council has determined that the Applicant **did** meet its burden of proof that the requested zoning amendment meets the requirements of the CP and LDC. Therefore, based upon the recommendations, testimony, and evidence

presented by the Applicant, Town staff, and interested parties, the Town Council **APPROVES WITH CONDITIONS** the requested amendment to the CPD zoning of the Property, which will allow on-site brewing and consumption of malt liquor.

Section 3. Ordinance 22-06 is repealed in its entirety replaced by this Ordinance inclusive of its attached Exhibits, which are incorporated herein by reference.

Section 4. Whenever the requirements or provisions of this Ordinance conflict with the requirements of the LDC or other lawfully existing Town Code provision, or statute as of the date of adoption of this Ordinance, the most restrictive provision shall apply.

Section 5. Any typographical errors that do not affect the intent of this Ordinance may be corrected with notice to and authorization of the Town Manager without further process.

Section 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision will not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared.

Section 7. This Ordinance will take effect immediately upon adoption. The forgoing Ordinance was adopted by the Town Council upon a motion by Council Member King and seconded by Council Member Woodson, and upon being put to a roll call vote, the results was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Karen Woodson, Council Member	Aye
Scott Safford, Council Member	Aye

ADOPTED this 17th day of June 2024 by the Town Council of the Town of Fort Myers Beach, Florida

TOWN OF FORT MYERS BEACH

Dan Allers
Dan Allers (Jul 11, 2024 15:38 EDT)

Dan Allers, Mayor

ATTEST:

Amy Baker

Amy Baker, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:

Nancy Stuparich
Nancy Stuparich (Jul 11, 2024 15:39 EDT)

Vose Law Firm, Town Attorney

This Ordinance was filed in the Office of the Town Clerk on this 11th day of July 2024.

Exhibits

Exhibit "A" Schedule of Uses, Conditions of Approval and Deviations

Exhibit "B" Master Concept Plan

EXHIBIT A

Summary: The proposed project was formerly known as Tuckaway Café and is now known as Sandy Bottoms. The proposed project will provide required parking on-site for the existing restaurant uses, stormwater management improvements, and landscape buffers. The proposed project is subject to the following items:

Schedule of Allowable Uses:

- Residential – Open
- Lodging - Limited
- Office – Limited
 - Offices, General or Medical
 - Personal Services
- Retail – Limited
 - Restaurant (limited to 2) with outdoor seating as indicated on the MCP
 - On-Premises consumption of alcoholic beverages served only in conjunction with restaurant(s) and including approximately 2,750 square feet of outdoor seating area, which may include a bar area, as indicated on the MCP
 - On-Site Brewing of Beer for Consumption on Premises.
 - 4COP and GMBP Florida Department of Alcoholic Beverages and Tobacco permits
 - Transient Merchant/Mobile Vendor - Food Truck/Trailer Only
- Civic - Open
- Entertainment – Indoor and Outdoor, limited to music both live and recorded.
- Typical Accessory Uses Incidental and Subordinate to the Principal Uses.

Conditions of Approval:

1. If the principal building on the subject property (2301 parcel) is removed or replaced for any reason, deviations 3 and 4 will become null and void. Any new buildings replaced on the Property must comply with required setbacks and any other regulations in effect at the time of permitting.
2. Any changes or fracturing of ownership of the four parcels within the subject property will require, at a minimum, an administrative amendment to the Master Concept Plan to reflect the change in ownership, which will include recorded unified control documentation.

3. The parking lot must be stabilized in accordance with the provisions in Section 34- 2017(b) of the LDC.
4. Any expansion of the existing restaurant or any use of the second restaurant bay in accordance with this planned development approval shall require approval by the LPA and Town Council. Approval of an expansion shall address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required in the event of an expansion by the LPA or Town Council, including but not limited to payment of additional impact fees.
5. Bicycle racks shall be provided for a minimum of 8 bicycles.
6. ~~The hours of operation will be 7am to 12 midnight seven days a week for both the restaurant and outdoor seating area.~~ The hours of operation will be 7am to 12 midnight seven days a week for both the restaurant and 10pm for the outdoor seating area.
7. Amplified music or entertainment is permitted outdoors until 10 pm within the designated areas on the master concept plan and will not be oriented toward residential uses.
8. All brewing activities shall be contained within the building.
9. No outdoor storage shall be allowed including the use of portable storage units, cargo containers and tractor trailers except a) spent grain may be placed outdoors for a period not to exceed 24 hours; b) spent grain must be stored in fully enclosed containers that are screened from adjacent properties and Estero Blvd.
10. The project must comply with guidelines set forth by the Florida Department of Alcoholic Beverages and Tobacco for the “CMBP” permit and any applicable state laws.
11. Only vertical support posts for the outdoor seating structure will be permitted within the designated “RESTRICTED USE AREA” as shown on the MCP.
12. No outdoor seating or entertainment area will be permitted within the designated “RESTRICTED USE AREA” as shown on the MCP.

Approved Deviations:

Approval of this rezoning does not exempt the Property from the provisions of Chapter 6, Article IV "Floodplain Regulations" of the LDC or any other provisions of the LDC, with the exception of the following 9 deviations:

Deviation #1

Deviation from the requirements of LDC Section 10-416(d)(2) and LDC Table 10-8, which requires a type c/f buffer where proposed commercial and parking uses abut single family residential uses, to allow the following as indicated on the MCP:

- A. An existing 8-foot-high opaque fence adjacent to the existing building.
- B. A minimum 5-foot buffer adjacent to the dumpster enclosure area providing 10 trees and 30 shrubs per 100 linear feet with an 8-foot-high opaque fence.
- C. A minimum 12-foot buffer adjacent to the northern parking lot Spaces providing 10 trees and 30 shrubs per 100 linear feet with a 4- to 8-foot-high opaque fence.

Deviation #2

Deviation from the requirements of LDC Section 10-416(d)(2) and LDC Table 10-8, which requires a 15 foot type D buffer between parking areas and right-of-way, to allow for a 5 foot type D buffer between parking areas and right-of-way

Deviation #3

Deviation from the requirement of LDC Section 34-704(A), which requires buildings to be constructed between five (5) to ten (10) feet from Estero Boulevard, to allow a build-to distance between three (3) to ten (10) feet from Estero Boulevard.

Deviation #4

Deviation from the requirements of LDC Section 34-707(b)(1)a, which requires a minimum 10 foot street setback to allow for a minimum 2.3 foot street setback from Fairweather Lane to the existing building and a minimum 5 foot street setback from Fairweather Lane for the proposed outdoor seating area structure.

Deviation #5

Deviation from the requirement of LDC Section 34-704(b)(1)b, which requires a minimum 20-foot rear setback, to allow for a two-foot rear setback to accommodate the existing building.

Deviation #6

Deviation from LDC Section 34-2020(d)(2)h, which requires 8 parking spaces per 1,000 square feet of total floor area, including any outdoor seating area and a reduction of 2 spaces for 8 bicycle spaces (for a total of 52 required parking spaces) to allow for a 35% reduction from the LDC requirement for a total of 34 provided spaces.

Deviation #7

Deviation from LDC Section 34-2017, which requires high turnover parking lots to have a paved surface, to allow for a crushed shell or limerock surface.

Deviation #8

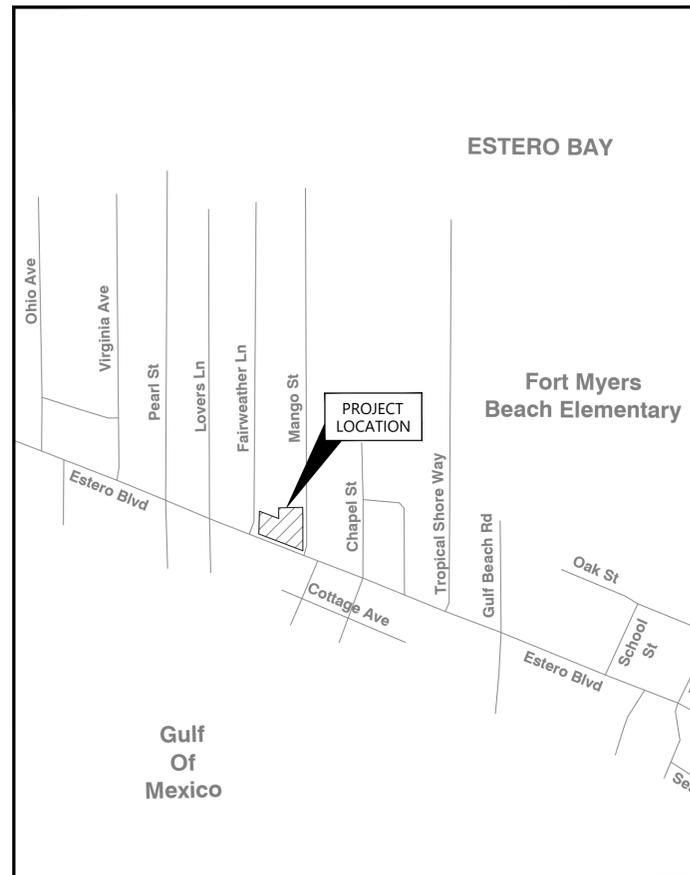
Deviation from LDC Section 34-285 and Table 10-1 which requires 125 feet of connection separation along local roads, to allow for 96-feet of connection separation along Mango Street.

Deviation #9

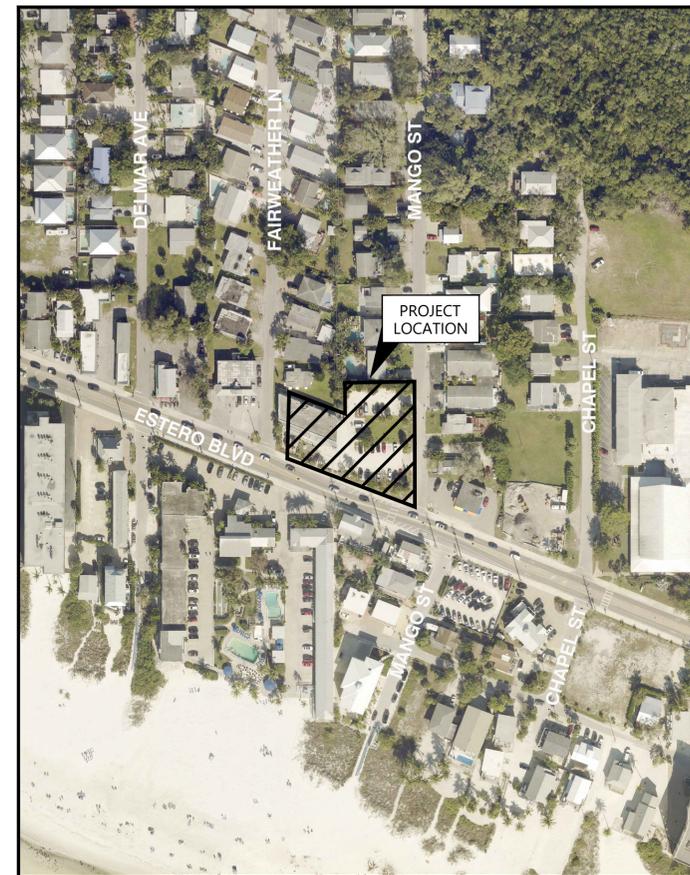
Deviation from the requirements of LDC Section 34-662(b)(4)(a) and Figure 34-5 requiring that visibility triangles must be maintained on both sides of intersecting streets and exiting driveway as shown in figures 34-4 and 34-5 or to provide equivalent visibility, to allow for a reduction in the depth of the sight visibility triangle along the other Street or existing driveway from 10 feet to 3 feet.

MASTER CONCEPT PLAN FOR SANDY BOTTOMS CPD

SECTION 19, TOWNSHIP 46S, RANGE 24E,
FORT MYERS, FLORIDA



VICINITY MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

PREPARED BY:



5618 WHISPERING WILLOW WAY
FORT MYERS, FL 33908

PREPARED FOR:

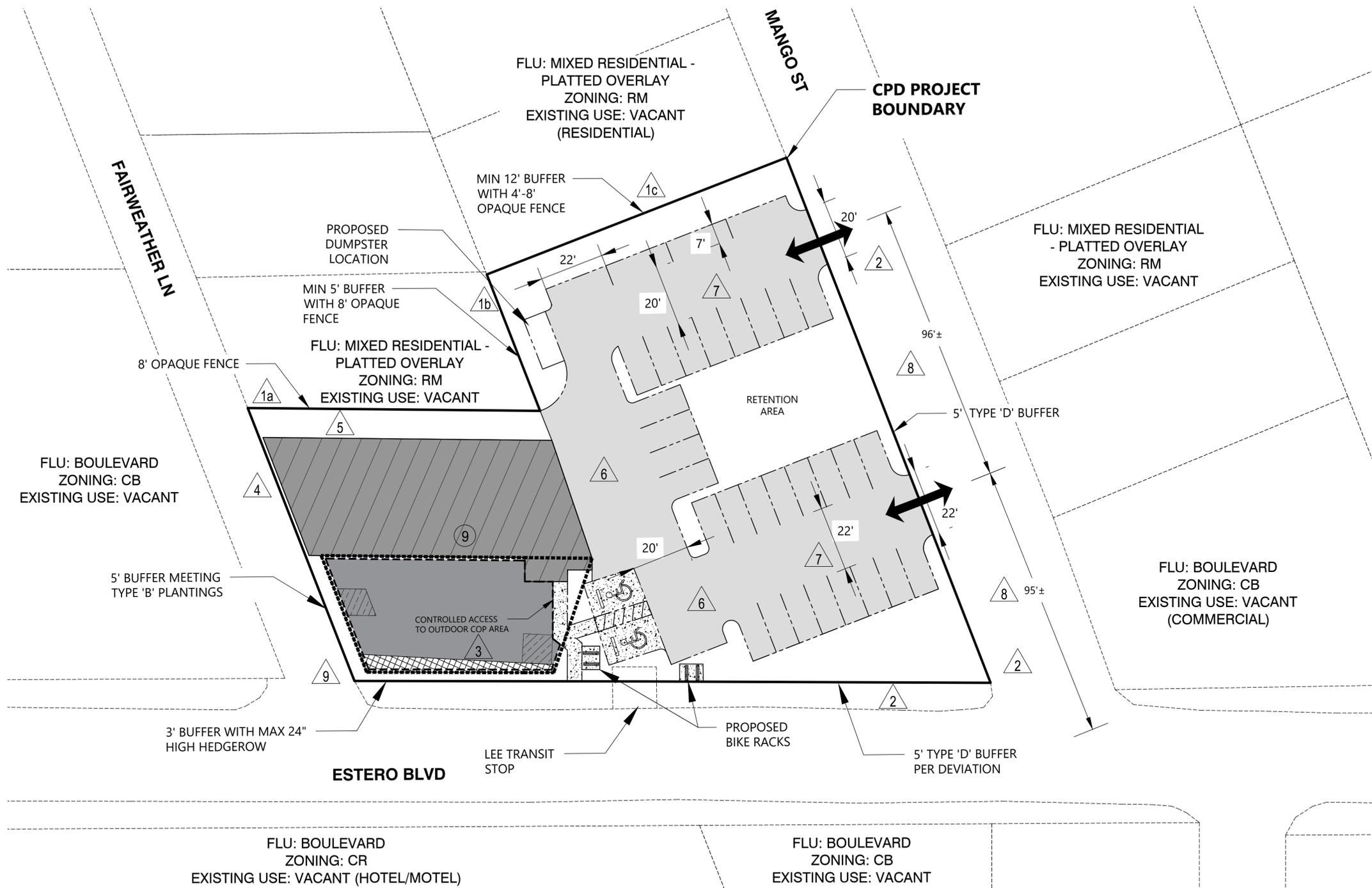
1249 ESTERO ADVENTURES LLC

290 BAHIA VIA
FORT MYERS BEACH, FL 33931

CONTENTS

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	NOTES

DATE:	PROJECT No.:	SHEET No.:
December, 2023	220050.01.01	1 OF 3



LEGEND	
	CPD BOUNDARY
	EXISTING STRUCTURE FOOTPRINT
	PROPOSED OUTDOOR SEATING AREA STRUCTURE LIMITS
	PROPOSED OUTDOOR SEATING AREA
	OUTDOOR ENTERTAINMENT AREA ONLY
	RESTRICTED USE AREA - NO SEATING OR ENTERTAINMENT
	OUTDOOR COP BOUNDARY
	AT GRADE PARKING AREA
	VEHICULAR INGRESS / EGRESS
	DEVIATIONS
	GENERAL NOTES

PROJECT NO: 220050.01.01 DATE: 12/23 DESIGN: K.G.	CLIENT: 1249 ESTERO ADVENTURES LLC PROJECT: SANDY BOTTOMS PLANNED DEVELOPMENT (CPD) TITLE: MASTER CONCEPT PLAN
SHEET NUMBER: 2 OF 3	PER TOWN COMMENTS: # REVISION: # F.L. DATE: 4/1/24 DRAWN: #
5618 WHISPERING WILLOW WAY FORT MYERS, FL 33908 WWW.THENEIGHBORHOOD.COM/PANY	

GENERAL NOTES:

- THIS MASTER CONCEPT PLAN (MCP) IS CONCEPTUAL IN NATURE. THE OVERALL CONFIGURATION, SIZE AND LOCATION OF THE STRUCTURE(S) AND OTHER IMPROVEMENTS MAY VARY. FINAL DESIGN AND IMPROVEMENT DETAILS WILL BE PROVIDED AS PART OF THE DEVELOPMENT ORDER (D.O.) PROCESS.
- WATER MANAGEMENT REQUIREMENTS FOR REDEVELOPMENT PROJECTS CAN VARY SIGNIFICANTLY. THE WATER MANAGEMENT PLAN WILL BE DESIGNED AT THE TIME OF D.O.
- TOTAL CPD/DEVELOPMENT AREA: 0.66 +/- ACRES
- FUTURE LAND USE MAP CATEGORY: BOULEVARD
- EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT
- THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- NO ENVIRONMENTALLY SENSITIVE LAND OR WATER EXISTS ON SITE AS THIS SITE WAS IMPACTED BY PREVIOUS DEVELOPMENT AND HURRICANE IAN. NO PROTECTED SPECIES SURVEY IS REQUIRED PER APPROVED WAIVER.
- ALL OTHER DEVELOPMENT STANDARDS SHALL BE SET FORTH IN LDC CHAPTER 24 OR OTHER APPLICABLE PROVISIONS OF THE LDC.
- OUTDOOR SEATING AREA STRUCTURE WILL BE STRUCTURALLY INTEGRATED/ATTACHED TO THE EXISTING PRIMARY STRUCTURE.

SCHEDULE OF USES:

- RESIDENTIAL - OPEN
- LODGING - LIMITED
 - OFFICES - LIMITED
 - OFFICES, GENERAL OR MEDICAL
- PERSONAL SERVICES
- RETAIL - LIMITED
 - RESTAURANT (LIMITED TO 2) WITH OUTDOOR SEATING AS INDICATED ON THE MCP.
 - ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES SERVED ONLY IN CONJUNCTION WITH RESTAURANT(S) AND INCLUDING APPROXIMATELY 2,750 SQUARE FEET OF OUTDOOR SEATING AREA, WHICH MAY INCLUDE A BAR AREA, AS INDICATED ON THE MCP.
 - ON-SITE BREWING OF BEER FOR CONSUMPTION ON PREMISES.
 - 4COP AND GMBP FLORIDA DEPARTMENT OF ALCOHOLIC BEVERAGES AND TOBACCO PERMITS.
 - TRANSIENT MERCHANT/MOBILE VENDOR - FOOD TRUCK/TRAILER ONLY.
- CIVIC - OPEN
- ENTERTAINMENT - INDOOR AND OUTDOOR, LIMITED TO MUSIC BOTH LIVE AND RECORDED.
- TYPICAL ACCESSORY USES INCIDENTAL AND SUBORDINATE TO THE PRINCIPLE USES.

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE:

- LOT AREA: 0.65 +/- ACRES
- LOT WIDTH: 220 +/- FEET
- LOT DEPTH: 110 +/- FEET

BUILD-TO LINE:

- ESTERO BLVD.: 3 - 10 FEET (DEVIATION #3)

MINIMUM SETBACKS (PRIMARY STRUCTURES):

- STREETS (OTHER THAN ESTERO): 10 FEET (DEVIATION #4)
- REAR: 2 FEET (DEVIATION #5)
- SIDE: 5 FEET

MINIMUM SETBACKS (ACCESSORY STRUCTURES):

- STREETS (OTHER THAN ESTERO): 10 FEET (DEVIATION #4)
- REAR: 2 FEET (DEVIATION #5)
- SIDE: 5 FEET

MAXIMUM ZONED HEIGHT: 30 FEET ABOVE BASE FLOOD ELEVATION

MAXIMUM ZONED STORIES: 2 ABOVE BASE FLOOD ELEVATION

DEVIATIONS:

- DEVIATION FROM THE REQUIREMENTS OF LDC SECTION 10-416(D)(2) AND LDC TABLE 10-8, WHICH REQUIRES A TYPE C/F BUFFER WHERE PROPOSED COMMERCIAL AND PARKING USES ABUT SINGLE FAMILY RESIDENTIAL USES, TO ALLOW THE FOLLOWING AS INDICATED ON THE MCP:
 - AN EXISTING 8 FOOT HIGH OPAQUE FENCE ADJACENT TO THE EXISTING BUILDING.
 - A MINIMUM 5 FOOT BUFFER ADJACENT TO THE DUMPSTER ENCLOSURE AREA PROVIDING 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WITH AN EXISTING 8 FOOT HIGH OPAQUE FENCE.
 - A MINIMUM 12 FOOT BUFFER ADJACENT TO THE NORTHERN PARKING LOT SPACES PROVIDING 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WITH AN 4 TO 8 FOOT HIGH OPAQUE FENCE.
- DEVIATION FROM THE REQUIREMENTS OF LDC SECTION 10-416(D)(2) AND LDC TABLE 10-8, WHICH REQUIRES A 15 FOOT TYPE D BUFFER BETWEEN PARKING AREAS AND RIGHT-OF-WAY, TO ALLOW FOR A 5 FOOT TYPE D BUFFER BETWEEN PARKING AREAS AND RIGHT-OF-WAY. (PRIOR APPROVED)
- DEVIATION FROM THE REQUIREMENT OF LDC SECTION 34-704(A), WHICH REQUIRES BUILDINGS TO BE CONSTRUCTED BETWEEN FIVE (5) TO TEN (10) FEET FROM ESTERO BOULEVARD, TO ALLOW A BUILD-TO DISTANCE BETWEEN THREE (3) TO TEN (10) FEET FROM ESTERO BOULEVARD.
- DEVIATION FROM THE REQUIREMENTS OF LDC SECTION 34-707(B)(1)A, WHICH REQUIRES A MINIMUM 10 FOOT STREET SETBACK TO ALLOW FOR A MINIMUM 2.39 FOOT STREET SETBACK FROM FAIRWEATHER LANE TO THE EXISTING BUILDING AND A MINIMUM 5 FOOT STREET SETBACK FROM FAIRWEATHER LANE FOR THE PROPOSED OUTDOOR SEATING AREA STRUCTURE.
- DEVIATION FROM THE REQUIREMENT OF LDC SECTION 34-704(B)(1)B, WHICH REQUIRES A MINIMUM 20 FOOT REAR SETBACK, TO ALLOW FOR A TWO-FOOT REAR SETBACK TO ACCOMMODATE THE EXISTING BUILDING. (PRIOR APPROVED)
- DEVIATION FROM LDC SECTION 34-2020(D)(2)H, WHICH REQUIRES 8 PARKING SPACES PER 1,000 SQUARE FEET OF TOTAL FLOOR AREA, INCLUDING ANY OUTDOOR SEATING AREA AND A REDUCTION OF 2 SPACES FOR 8 BICYCLE SPACES (FOR A TOTAL OF 52 REQUIRED PARKING SPACES) TO ALLOW FOR A 35% REDUCTION FROM THE LDC REQUIREMENT FOR A TOTAL OF 34 PROVIDED SPACES.
- DEVIATION FROM LDC SECTION 34-201 7, WHICH REQUIRES HIGH TURNOVER PARKING LOTS TO HAVE A PAVED SURFACE, TO ALLOW FOR A CRUSHED SHELL OR LIMEROCK SURFACE. (PRIOR APPROVED)
- DEVIATION FROM LDC SECTION 34-285 AND TABLE 10-1, WHICH REQUIRES 125 OF CONNECTON SEPARATION ALONG LOCAL ROADS, TO ALLOW FOR 96+/- FEET OF CONNECTION SEPARATION ALONG MANGO STREET. (PRIOR APPROVED)
- DEVIATION FROM THE REQUIREMENTS OF LDC SECTION 34-662(b)(4)(a) AND FIGURE 34-5 REQUIRING THAT VISIBILITY TRIANGLES MUST BE MAINTAINED ON BOTH SIDES OF INTERSECTING STREETS AND EXITING DRIVEWAY AS SHOWN IN FIGURES 34-4 AND 34-5 OR TO PROVIDE EQUIVALENT VISIBILITY, TO ALLOW FOR A REDUCTION IN THE DEPTH OF THE SIGHT VISIBILITY TRIANGLE ALONG THE OTHER STREET OR EXISTING DRIVEWAY FROM 10 FEET TO 3 FEET.

MAXIMUM INTENSITY:

- MAXIMUM FLOOR AREA RATIO (F.A.R.)/GROSS FLOOR AREA ALLOWED: 1.0 OR 43,124.4 SF
- MAXIMUM GROSS FLOOR AREA PROVIDED: 4,000 SF OF ENCLOSED COMMERCIAL SPACE

PARKING:

- REQUIRED:
 - RESTAURANT (INDOOR AND OUTDOOR SEATING AREA) 8 SPACES PER 1,000 SF (1 SPACE PER 125 SF)
 - 6,750 SF (4,000 SF INDOOR AREA + 2,750 SF) / 125 = 54 - 2 SPACE REDUCTION FOR 8 BICYCLE SPACES = 52
- PROVIDED:
 - 34 (INCLUDING 2 ADA SPACES) PER DEVIATION #6



DATE	4/1/24
DRAWN	
PER TOWN COMMENTS	
REVISION	
#	1

THE NEIGHBORHOOD COMPANY

 5618 WHISPERING WILLOW WAY | FORT MYERS, FL 33908

 WWW.THENEIGHBORHOOD.COM/PANY

CLIENT:	1249 ESTERO ADVENTURES LLC
PROJECT:	SANDY BOTTOMS PLANNED DEVELOPMENT (CPD)
TITLE:	NOTES

PROJECT NO.:	220050.01.01
DATE:	11/23
DESIGN:	K.G.
SHEET NUMBER:	3 OF 3