

DRAFT



CITY OF FORT PIERCE BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **FEBRUARY 27, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: James Crist; Darrell Drummond; Jaimebeth Galinis, Chair

Staff Present: Kev Freeman, Planning Director
Felicia Holloman, Assistant City Attorney
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the June 27, 2024 meeting.

Motion was made by James Crist, and seconded by Darrell Drummond to approve the minutes from the June 27, 2024 meeting.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis
Passed

6. **PUBLIC HEARINGS**

a. **Five (5) Variances - Dutch Bros Coffee - 2050 S. US Highway 1**

The clerk introduced the Variances for Dutch Bros Coffee located at 2050 S. US Highway 1.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The Board attorney explained that because of the two (2) vacancies on the Board of Adjustment, there are only three (3) Board members, and the applicant can proceed or wait until four (4) Board members are present. The applicant chose to proceed.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - no

Mr. Crist - no

Chair Galinas - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Kev Freeman, Planning Director, gave an overview of the application. He said the .43-acre property is zoned Commercial (C-3), and has a Future Land Use of General Commercial and currently houses an existing vacant fast-food restaurant. He said the request is to allow the site to accommodate a proposed new use, a Dutch Bros Coffee drive-through that does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregation. The FDOT is requiring the closure of the existing driveway connection to US Highway 1, which results in vehicles being required to fully circle the building to use the drive-through. The site dimensions for the subject site restrict parking and drive aisle dimensions.

Mr. Freeman explained each of the five (5) Variances.

Variance 1 is to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 2 is to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 3 to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

Variance 4 to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Variance 5 to allow a reduction from 1 parking space per 75 square feet of gross floor area to 1 parking space per 125 square feet of gross floor area.

Mr. Freeman stated there were no responses from the neighboring mailing. He said the way the site is laid out may restrict future land use of the property. Mr. Freeman explained that the particular use and zoning district do not result from the actions of the applicant. Mr. Freeman concluded that staff recommends approval of the five (5) Variances as requested based on the requests meet the criteria for granting variances.

Board questions for staff: Chair Galinas asked if relocating the drive-through lanes would eliminate the Variance. Mr. Drummond asked if FDOT had seen the proposal.

Applicant questions for staff: None

Applicant presentation: Bob Ziegenfuss, Civil Engineer for the project, sworn, stated it is difficult to develop a small site of less than 1,000 feet. He said they tried to balance the site design with a little bit of everything, including a substantial landscape buffer around the entire site. Mr. Ziegenfuss said they used standard parking spaces and drive aisles. He noted the drive-through lanes will accommodate 18 cars and Dutch Bros wants to accommodate 16 cars. He mentioned that many customers order ahead and can use the walk-up window. Mr. Ziegenfuss said they met with DOT, and he said it is common for DOT to close a 2nd driveway on corner lots. He stated there would be five (5) employee parking spaces, one (1) ADA parking space and two (2) parking spaces for the pick-up window for a total of eight (8) parking spaces. Mr. Ziegenfuss said the two drive-through lanes merge into one which creates an escape lane for cars to get out.

Board questions for applicant: Mr. Drummond asked based on the location of the dumpster, if the garbage truck would have to back up to get out of the site and he asked about issues with traffic heading south on US Highway 1. Mr. Drummond asked if the signage on the property would need a Variance. Mr. Crist asked how customers could back out of the parking spaces with 18 cars in the drive-through lanes. Mr. Crist asked if the parking spaces are equal in length and if the landscape buffer on the north side could be increased. Mr. Crist asked if irrigation is included and what type of sod was being used.

Public comment: None

Staff final comment: Mr. Freeman said the landscape maintenance agreement is a Planning requirement, and he will work with the applicant on increasing the landscaping by 20%.

Board comment: Mr. Crist said he wants to see beautification in the area, and he would like Dutch Bros to increase the landscaping by 20%, use St. Augustine or Floratam sod, and maintain the landscaping.

Applicant final comment: The applicant said he had no problem with the request from Mr. Crist, and he stated the landscape would be increased as much as it can be without the landscape being overcrowded, and he asked to use species of landscaping that will grow year round.

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by James Crist to approve the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting Variances along with the following conditions:

1. Increase landscaping by 20%
2. Sod planted shall be either St. Augustine or Floratam

Variance 1: Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 2: Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

Variance 3: Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

Variance 4: Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Variance 5: Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

AYE: Darrell Drummond, James Crist, Chair Jaimebeth Galinis
Passed

7. DISCUSSION / OTHER BUSINESS

The Board discussed an alternative date for the March 27, 2025 Board of Adjustment meeting.

a. ELECTION OF CHAIR

Motion was made by James Crist, and seconded by Darrell Drummond to elect Ms. Galinas as Chair.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis
Passed

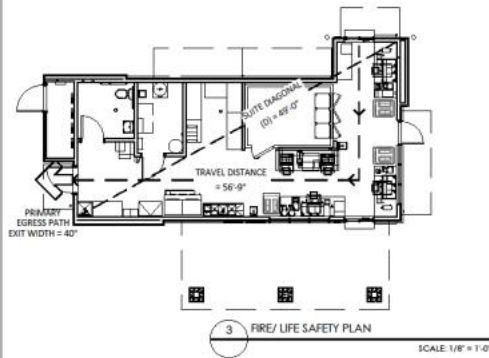
8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT



2050 S US Highway 1
Fort Pierce, FL



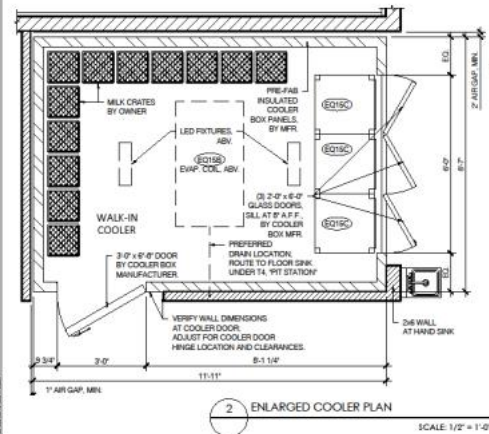
3 FIRE/LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

COOLER GENERAL NOTES:

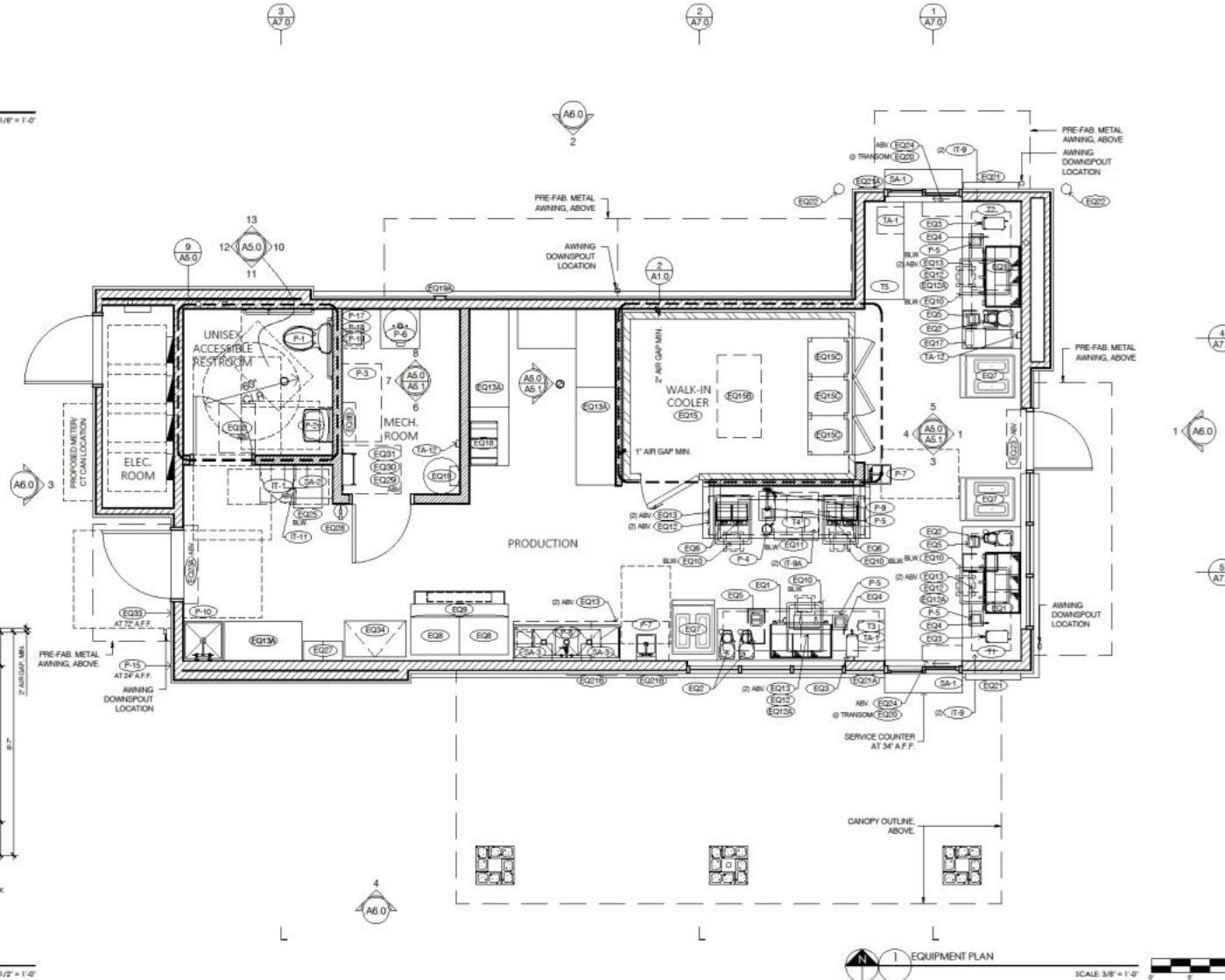
1. COOLER REGULATION VALVES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-35.
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE.
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN.

GENERAL NOTES:

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET 01.0 COVER SHEET FOR CODE SUMMARY, BUILDING DATA, AND EXIT ACCESS REQUIREMENTS.
3. I.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10.6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1.6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE EASILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10.6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10.6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OCCULDED FROM VIEW. (NFPA 10.6.1.3.2)
9. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
 - A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
 - B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT".
 - C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1.



2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"



1 EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"



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Steven D. Pratt, AIA, NCARB

This/these documents are not for regulatory approval, permitting, or construction.

DECEMBER 13, 2024

COG PROJECT NUMBER: 202407-143

Project No: FL2701

Dutch Bros Coffee - New Freestanding Store
2050 South Highway 1
Fort Pierce, FL 34950
for Dutch Bros Coffee
110 SW 4th Street
Grant's Pass, Oregon 97526

ISSUED FOR REVIEW: 12.13.2024

REV. DATE DESCRIPTION

SHEET NAME

EQUIPMENT/ ENLARGED COOLER/ FIRE-LIFE SAFETY PLANS

SHEET NUMBER

A1.0

© 2024 Dutch Bros Coffee, LLC

DB2550 - A2

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the east is approximately 6 ft wide today and includes both trees and shrubs.

We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the eastern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the north ranges from approximately 4 ft to 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the northern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for larger parking spaces. The existing parking spaces appear to be approximately 9 ft wide by 17 ft long. We are proposing to keep the 9 ft wide spaces in order to gain one additional parking space since the subject site is limited on parking. We are proposing to increase the existing parking stall depth from 17 ft to 18 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required 19 ft parking stall depth.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the minimum width of the parking spaces from 9.5 ft wide to 9 ft wide and the reduce the minimum depth of the parking spaces from 19 ft to 18 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required width of the drive aisle from 26 ft to 24 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

The parking code is intended to provide ample parking for patron use. Dutch Bros Coffee does not allow patrons inside the building or have any outdoor seating areas for patrons. The majority of the customers use the drive-thru lane, so Dutch Bros Coffee should not be required to provide as many patron parking spaces.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required parking spaces from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.



CONCEPTUAL SITE PLAN

EXISTING ENTRANCE TO BE CLOSED OFF

S US HWY 1
(FDOT ROW)

RUNNER LENGTH 125 LF

PROPOSED MONUMENT SIGN

EXISTING GRATE INLET (TYP.)

EXISTING SIDEWALK TO BE REMOVED

TENNESSEE AVE
(COUNTY ROW)

QUEUING LENGTH 222 LF

QUEUING LENGTH 182 LF

±170'

±170'

LED MENU BOARD TYP.

LED MENU BOARD TYP.

DUMPSTER ENCLOSURE

DRIVE THRU

DRIVE THRU

DUTCH BROS COFFEE
850 SQ. FT.
A2 BUILDING

ADA SIGN

"STOP" SIGN

EXISTING ENTRANCE TO BE RELOCATED

"DO NOT ENTER" AND "STOP" SIGNS

SITE DATA

TOTAL SITE AREA: 18,700 SF / ±0.43 AC
MUNICIPALITY: CITY OF FORT PIERCE
ZONING: C3 (GENERAL COMMERCIAL)
BUILDING AREA: 950 SF
MAX. F.A.R. = 0.6
 100 SF / 18,700 SF = 0.005
MAX. PROPOSED IMPERVIOUS = 4/4
 PERVIOUS: 4,850 SF (25.9%)
 IMPERVIOUS: 13,850 SF (75.1%)

PARKING REQUIRED: (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.
 (REPAIR SERVICES) 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.

FAST FOOD:
 850 SF / 75 SF = 11.33 SPACES
PARKING REQUIRED: 13 SPACES
PARKING PROVIDED: 8 SPACES

STANDING PROPOSED: 18 VEHICLES

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	25 FT	34.5 FT
SIDE (NORTH)	15 FT	34.7 FT (VARIES)
SIDE (SOUTH)	15 FT	30.1 FT (VARIES)
REAR (EAST)	15 FT	66.5 FT

	REQUIRED	PROVIDED
LANDSCAPE BUFFERS: FRONT (WEST, S US HWY 1)	6 FT	6.0 FT MIN.
SIDE (NORTH)	10 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	6 FT	6.7 FT MIN. (VARIES)
REAR (EAST)	10 FT	6.0 FT MIN.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

SITE INFO:

VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

VARIANCES REQUIRED:

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE ASLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES

DEVIATIONS FROM D.B.C. STANDARDS

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FOOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.



CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

DATE	REVISION

DUTCH BROS COFFEE (FL2701)
 2050 SOUTH US HWY 1
 FORT PIERCE, FLORIDA 34950

DATE 11/12/24
 DRAWN: JM
 CHECKED: RK

CP3

PROJECT NO.: 2024_166