

LPA RESOLUTION 2025-07

722 ESTERO BOULEVARD: A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING WITH CONDITIONS VARIANCE 20250012, REQUESTING FOUR VARIANCES FROM LDC TABLE 34-3 FOR THE PROPERTY LOCATED AT 722 ESTERO BOULEVARD., GENERALLY REFERRED TO AS STRAP NUMBER 24-46-23-W3-00400.007E IN FORT MYERS BEACH, TO VARY 1). 22.5 FEET FROM THE REQUIRED 25 FOOT STREET SETBACK FOR A STREET SETBACK OF 2.5 FEET FROM STREET EASEMENT, 2). A VARIANCE OF 15 FEET FROM THE REQUIRED 20 FOOT REAR SETBACK FOR A REAR SETBACK OF 5 FEET, 3). A VARIANCE OF 1.5 FEET FROM THE REQUIRED 6.5 FOOT SIDE SETBACK FOR A SIDE SETBACK OF 5 FEET, AND 4.) A VARIANCE OF 14% FROM THE MAXIMUM ALLOWABLE BUILDING COVERAGE OF 40% FOR A BUILDING COVERAGE OF 54% TO BUILD A NEW SINGLE-FAMILY STRUCTURE IN THE RM ZONING DISTRICT; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR 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, 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, James Ink (“Applicant”) and Graybill Patricia Tr For Patricia Graybill Trust (“Owners”) of the property located at 722 Estero Boulevard (Property), and is requesting variances from LDC Table 34-3 of 1) A variance of 22.5 feet from the required street setback of 25 feet, resulting in a street setback of 2.5 feet from street easement; 2) A variance of 15 feet from the required rear setback of 20 feet, resulting in a rear setback of 5 feet; 3) A variance of 1.5 feet from the required side setbacks of 7.5 feet, resulting in a side setback of 5 feet; 4) A variance of 14% from the maximum allowable building coverage of 40%, resulting in a building coverage of 54% to construct a new single-family home in the RM zoning district; and

WHEREAS, the STRAP number for the subject property is 24-46-23-W3-00400.007E; and

WHEREAS, the Property is located in the “Mixed Residential” of the Future Land Use Map of the Comprehensive Plan and the “Residential” and “Multifamily” zoning districts of the Official Zoning Map of the Town of Fort Myers Beach, Florida; and

WHEREAS, a public hearing on this matter was legally noticed and held before the Local Planning Agency (LPA) on April 29th, 2025, and at said hearing the LPA gave full and complete

consideration to the request of Applicant, recommendations of staff, the documents in the file, and the testimony of all interested persons, as required by Section 34-87 of the LDC; and

WHEREAS, in accordance with the requirements of LDC Sections 34-84 and 34-87 regarding consideration of eligibility for a variance, the LPA makes the following findings and conclusions:

- A. There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question, and the request is for a de minimis variance under circumstances or conditions where rigid compliance is not essential to protect public policy.
- B. The conditions justifying the variance are not the result of actions of the applicant taken after the adoption of the regulation in question.
- C. The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation to the property in question.
- D. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- E. The conditions or circumstances on the specific piece of property for which the variance is sought are not of so general or recurrent a nature as to make it more reasonable and practical to amend the regulation in question.

WHEREAS, eligible members of the LPA voted unanimously by roll call vote to approve the requested variances with the following conditions:

- 1) Approval of these variances does not give the Applicant an undeniable right to permit approval. Development of the Property must comply with all applicable requirements of the Fort Myers Beach Comprehensive Plan and LDC in effect at the time of permit approval, except as specifically modified herein.
- 2) Property owner must ensure that they adhere to the Neighborhood flooding ordinance for drainage and 67% maximum impervious requirements.
- 3) The variance shall only apply to the single-family home as shown on the provided site plan. Demolition or substantial damage to the residential structure shall render the variances to be null and void.
- 4) Property owner(s) must ensure that no vehicles are parked in the 7.5-foot driveway easement.
- 5) No portions of the structure shall extend past the 1978 Lee County Line (CCCL); and

WHEREAS, Ordinance 24-06 amended Section 34-232(d) of the LDC to provide that:

(d) Owner-initiated requests for variances, or required reviews to extend or to provide evidence of satisfaction of conditions contained in prior land use approvals, that are:

- 1) approved by a unanimous vote of the local planning agency members who are eligible to vote, and
- 2) not subject to a request for an additional public hearing before the town council made by anyone that is received by the town clerk within 10 business days after the date of the local planning agency decision, excluding holidays, only require one public hearing before the local planning agency, and the local planning agency decision is final agency action.

IT IS HEREBY RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AS FOLLOWS:

1. The foregoing “WHEREAS” clauses are adopted herein by reference and constitute the findings and conclusions of the LPA.

2. VAR20250012, with the conditions contained herein, received unanimous approval from eligible voting members of the LPA on April 29, 2025.

3. This Resolution shall constitute the equivalent of a development order and final agency action, subject to any request for an additional review by the Town Council filed with the Town Clerk within 10 business days of the LPA decision as authorized in Section 34-232(d) of the LDC.

The foregoing Resolution was adopted upon a motion by LPA Member McLean and seconded by LPA Member Eckman, and upon being put to a roll call vote, the result was as follows:

LPA Chair Cereceda	Aye
LPA Vice-Chair Plummer	Aye
LPA Member Boan	Aye
LPA Member Eckmann	Aye
LPA Member Sudduth	Aye
LPA Member McLean	Aye
LPA Member Dunlap	Aye

DULY PASSED AND ADOPTED THIS 29th day of April 2025.

Local Planning Agency of the Town of
Fort Myers Beach

By: 
Anita Cereceda (May 24, 2025 19:31 EDT)
Anita Cereceda, LPA Chair

Approved as to legal sufficiency:

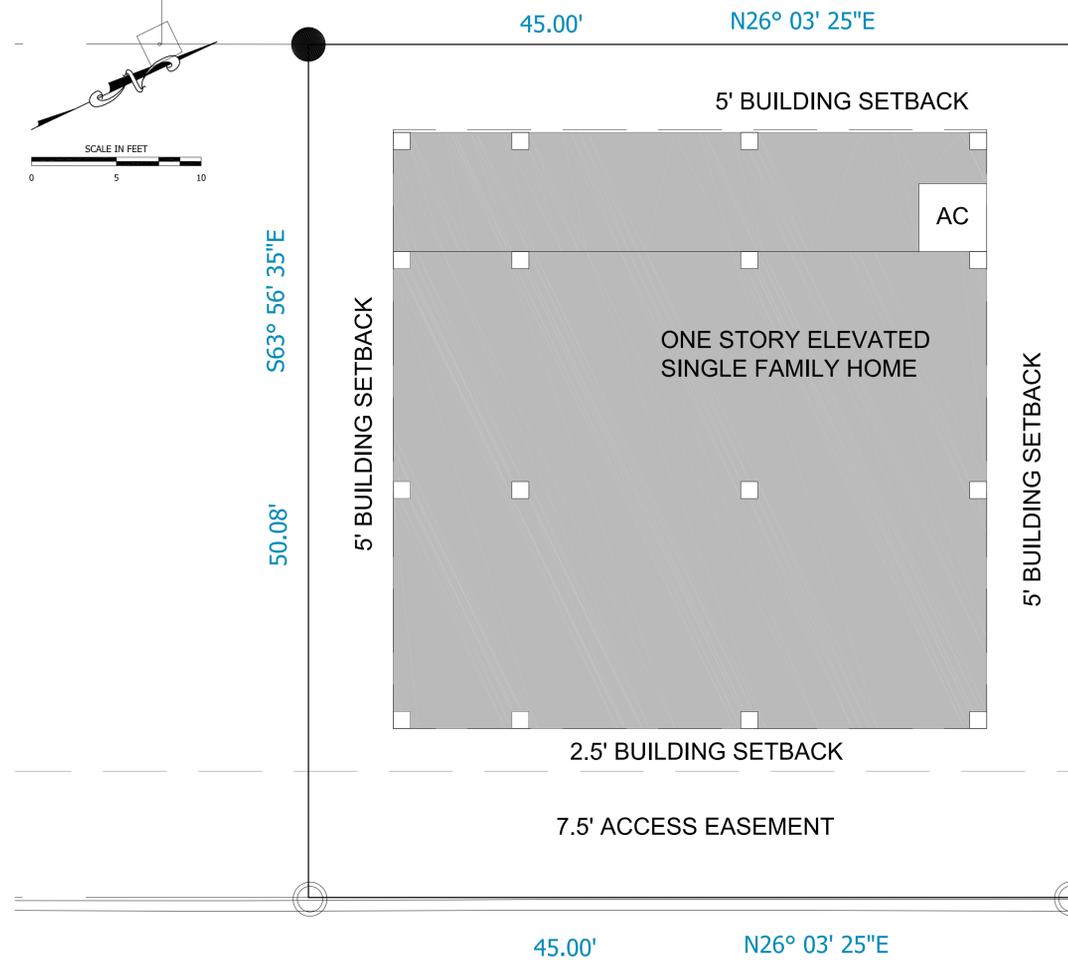
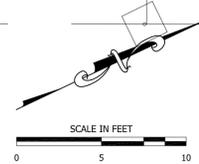
ATTEST:

By: 
Nancy Stuparich (May 24, 2025 22:58 EDT)
Vose Law Firm, Town Attorney

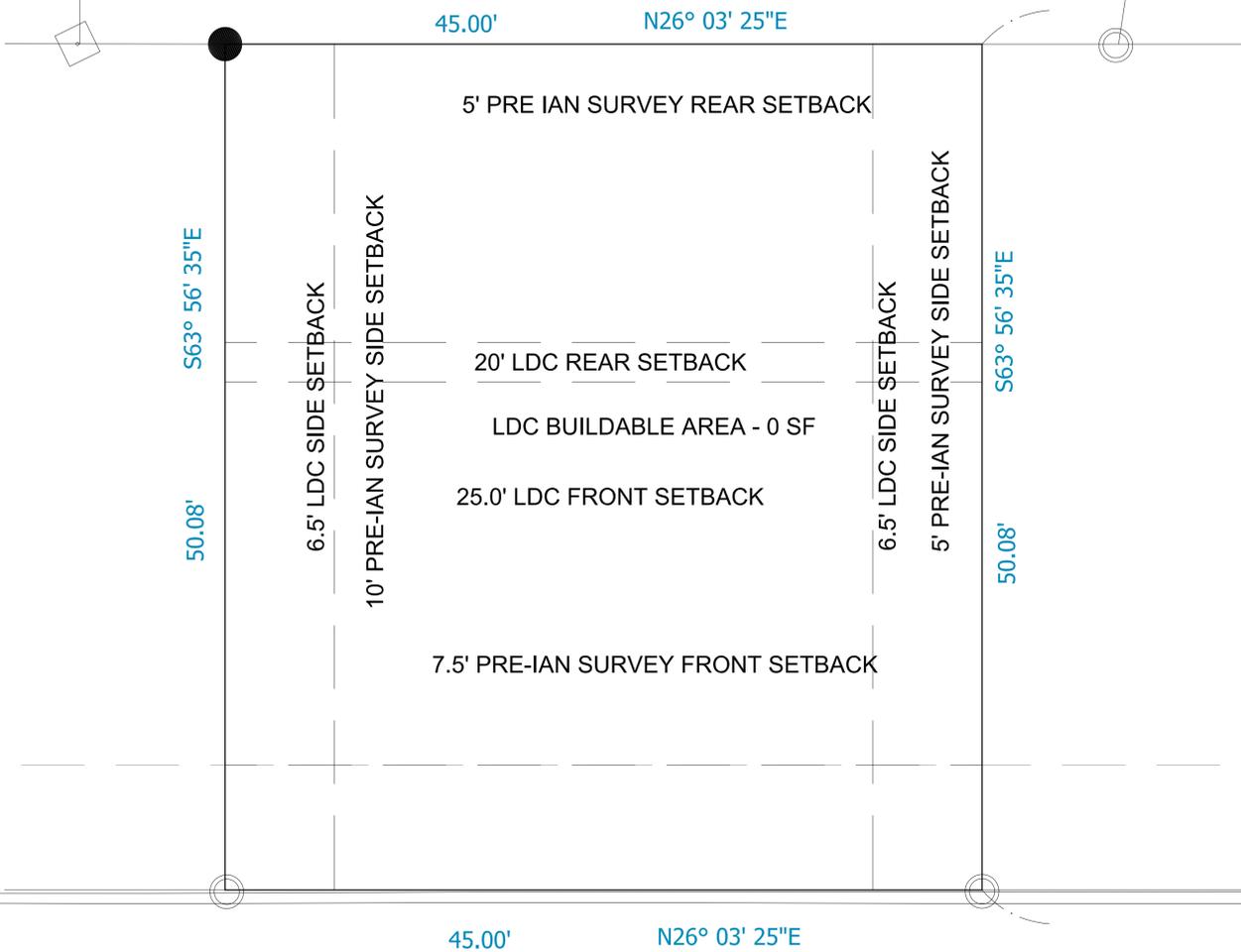
By: 
Amy Baker (Jun 2, 2025 10:46 EDT)
Amy Baker, Town Clerk

This Resolution was filed in the Office of the Town Clerk on this 27th day of May 2025.

EXHIBIT A: Site Plan
EXHIBIT B: Boundary Survey



PROPOSED SITE PLAN



ALLOWABLE BUILDING AREA LDC WITH EXISTING SURVEY SETBACKS

PROPERTY REGULATIONS

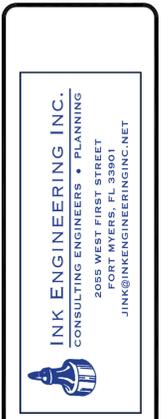
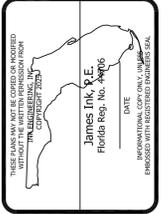
ADDRESS: 722 ESTERO BLVD, FT MYERS BEACH, FL 33931
 STRAP: 24-46-23-W3-00400.007E
 ZONING: RESIDENTIAL MULTIFAMILY
 LAND USE: MIXED RESIDENTIAL
 OWNER: PATRICIA GRAYBILL TRUST
 6420 CONGRESS AVE #1900
 BOCA RATON, FL 33487
 FEMA FLOOD: VE: 14.00' IN BUILDABLE AREA
 FDEP CCCL: 19.38' LOWEST STRUCTURAL MEMBER
 PROPERTY REGULATIONS IN PER LDC AND EXISTING SURVEY
 MINIMUM FRONT SETBACK: 25 FT - LDC
 MINIMUM REAR SETBACK: 20 FT - LDC
 MINIMUM SIDE SETBACK: 7.5 FT - LDC
 MAXIMUM BUILDING HEIGHT: 35 FT ABOVE BASE FLOOD
 MAXIMUM NUMBER OF STORIES: 3 (1ST FLOOR OPEN)
 PARKING: RESIDENTIAL = 2 PER UNIT
 FLOOR AREA RATIO: LDC 1.2 (2,254 SF) PROPOSED 1.1 (2,450 SF)

DEVELOPMENT SITE DATA

PRE-DEVELOPMENT SITE DATA	
PARCEL AREA	2,253 SF
STRUCTURE FOOTPRINT (EXISTING)	0 SF
DECK AREA (EXISTING)	0 SF
EXISTING CONCRETE SURFACE	0 SF
TOTAL EXISTING IMPERVIOUS AREA	0 SF
TOTAL EXISTING PERVIOUS AREA	2,253 SF
ALLOWABLE BUILDING PER FAR 1.2	2,703 SF
POST-DEVELOPMENT SITE DATA	
PARCEL AREA	2,253 SF
GROUND FLOOR GROSS AREA	1,225 SF
1ST FLOOR GROSS AREA	1,225 SF
SHELL DRIVEWAY	240 SF
ALLOWABLE LOT COVERAGE	40% (901 SF)
CALCULATED FLOOR AREA RATIO	1.09 (2,450 SF)
PROPOSED IMPERVIOUS	1,465 SF
ALLOWABLE STORMWATER IMPERVIOUS	67%
PROPOSED STORMWATER IMPERVIOUS	65%

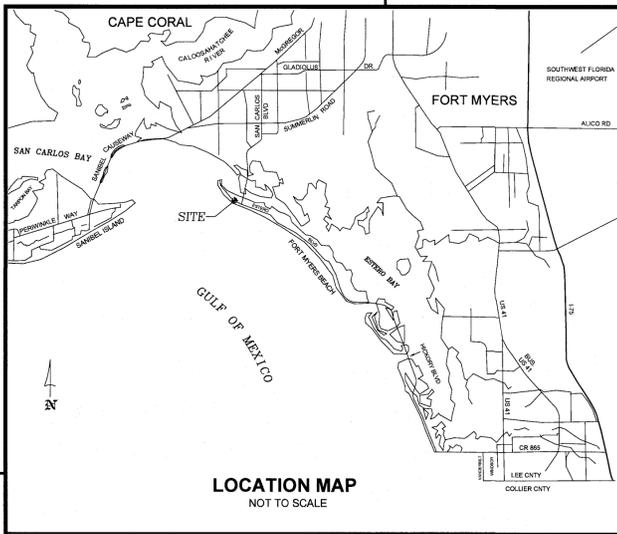
REV	NO.	DATE	DESCRIPTION
1	1	01/2024	REVISED PER PLANNING DEPT DATED 11/14/23
2	1	01/2024	REVISED PER PLANNING DEPT DATED 11/14/23

VARIANCE EXHIBIT
 722 ESTERO RESIDENCE
 Patricia Graybill, Trust
 722 ESTERO BLVD, FORT MYERS BEACH, FL 33931



PROJECT NO.	23026-3
PROJECT MANAGER	James Irk P.E.
DRAWN BY	BWM
DATE	01.2024
SCALE	1" = 5'
SHEET NO.	1
OF	1

722 ESTERO - SETBACK VARIANCE EXHIBIT



ABBREVIATIONS

- (C) = CALCULATED
- (D) = DEED
- (F) = CALCULATED FROM FIELD MEASUREMENTS
- (M) = MEASURED
- (NR) = NON RADIAL
- (P) = PLAT
- (R) = RADIAL
- A/C = AIR CONDITIONER
- APPROX = APPROXIMATE
- BM = BENCH MARK
- CCSB = COASTAL CONSTRUCTION CONTROL LINE
- CCSB = COASTAL CONSTRUCTION SETBACK LINE
- CO = CONCRETE CURB AND GUTTER
- CULF = CHANULUM FENCE
- CUNC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DE = DRAINAGE EASEMENT
- DNF = DID NOT FIND
- DNM = DEPARTMENT OF NATURAL RESOURCES
- DNM = COASTAL CONSTRUCTION CONTROL LINE MAPS DATED 09-30-91.
- D/H = DRILL HOLE
- ECL = EROSION CONTROL LINE
- ELEV = ELEVATION
- EOP = EDGE OF CONCRETE
- EOP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- FCM = FOUND CONCRETE MONUMENT
- FFE = FINISHED FLOOR ELEVATION
- FIRC = FOUND IRON ROD WITH CAP
- FND = FOUND
- GP = GENERAL PERMIT LINE
- IP = INVERT ELEVATION
- INSTR = INSTRUMENT
- IR = IRON ROD
- IR = IRON ROD & CAP
- INSTR = INSTRUMENT NUMBER
- MAP = LEE COUNTY COASTAL CONSTRUCTION SETBACK LINE
- MHW = MEAN HIGH WATER LINE
- NAD = NORTH AMERICAN DATUM
- NAV = NATIONAL GEODETIC VERTICAL DATUM
- NOV = OFFICIAL RECORD BOOK
- PL = PLAT BOOK
- PC = POINT OF CURVE
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PU = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- SEI = SET IRON ROD WITH CAP
- SH = SET OF BANK
- TOE = TOE OF SLOPE
- TOE = TOE OF EASEMENT
- VG = CONCRETE VALLEY GUTTER CURB

SYMBOLS:

- BACK FLOW PREVENTER
- BRICK PAD
- CATCH BASIN
- CABLE TV BOX
- CONCRETE PAD
- ELECTRIC METER
- ELECTRIC BOX
- FIRE HYDRANT
- GUY WIRE
- IRRIGATION VALVE
- LIGHT POLE
- MAIL BOX
- OVERHEAD UTILITY
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SIGN
- TRANSFORMER
- TELEPHONE BOX
- UTILITY POLE
- WATER VALVE
- WATER METER
- WELL
- EXISTING ELEVATION

VEGETATION CLASSIFICATIONS:
(PER CHAPTER 62B-33.008(1)(J), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS)

1. BEACH DUNE (GRASSES AND GROUND COVERS)
2. COASTAL STRAND (SAND PALMETTO AND SALT PRUNED SHRUBS)
3. HAMMOCK (OVERHEAD FOREST CANOPY)
4. WETLAND (MANGROVE, MARSH OR SWAMP)
5. EXOTICS (GREATER THAN 50 PERCENT AUSTRALIAN PINE, BRAZILIAN PEPPER, AUSTRALIAN SCAEVOLA, OR OTHER INVASIVE NUISANCE SPECIES)

VC-1 = VEGETATION CLASSIFICATION AND NUMBER

NO VEGETATION FOUND ON SITE

LEGAL DESCRIPTION: (INSTRUMENT #201900242699): SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AND A PART OF LOT 7, ISLAND SHORES SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGE 24, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE NORTHWEST CORNER OF AFORESAID LOT 7, THENCE S27°24'20"W, A DISTANCE OF 70.05 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING, THENCE CONTINUE S27°24'20"W, A DISTANCE OF 45 FEET; THENCE S62°35'40"E, A DISTANCE OF 50 FEET; THENCE N27°04'20"E, A DISTANCE OF 45 FEET; THENCE N62°39'40"W, DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

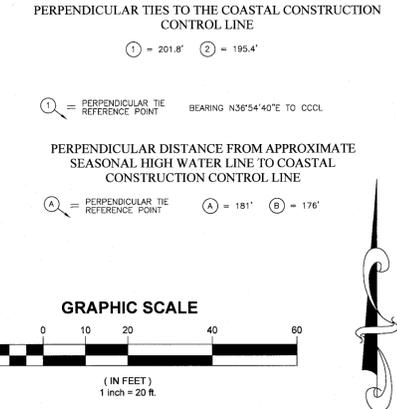
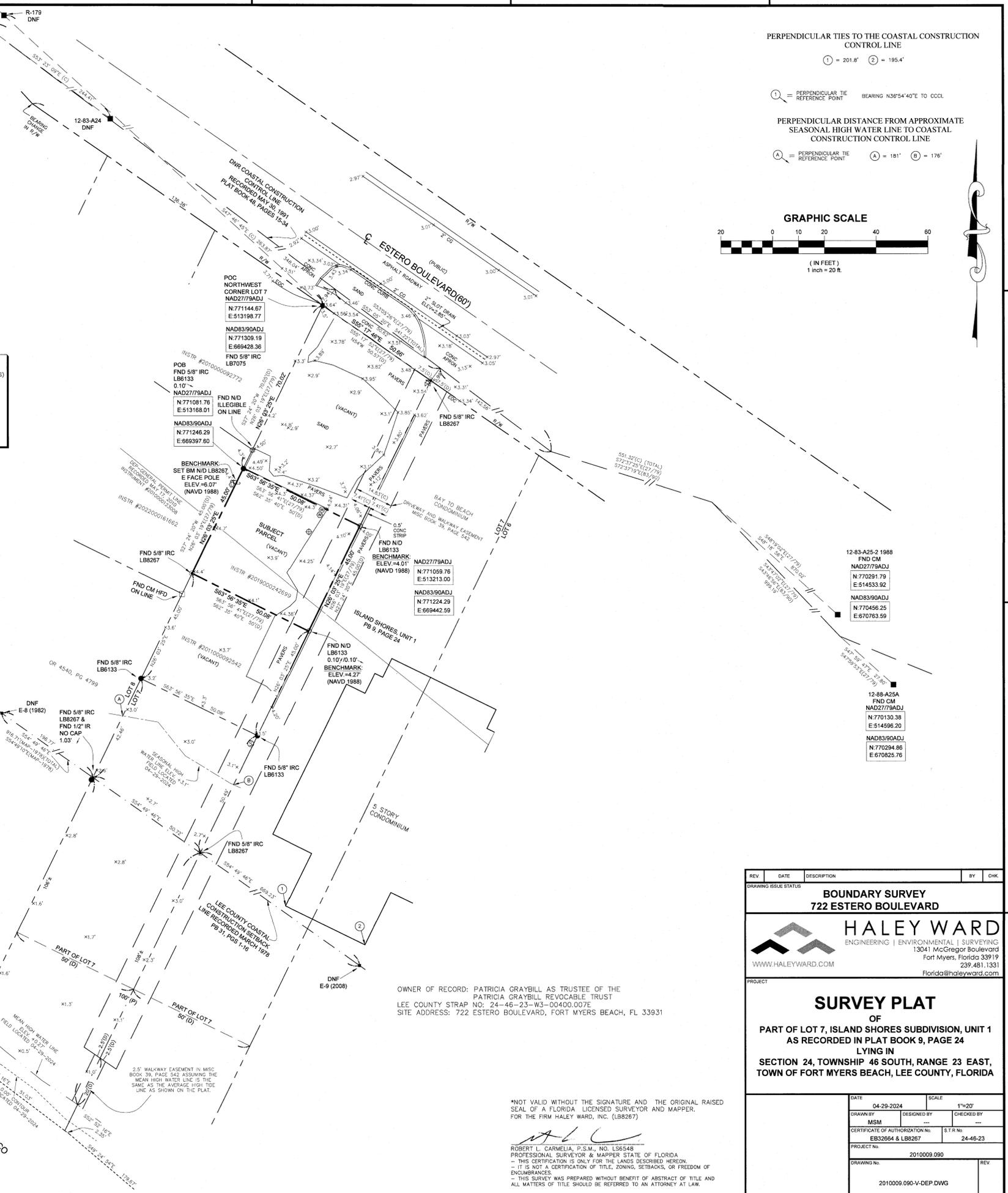
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DRIVEWAY AND WALKWAY EASEMENT AGREEMENT RECORDED IN MISCELLANEOUS BOOK 39, PAGE 542, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SITE LOCATION: SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA.

GENERAL SURVEY NOTES:

1. SURVEY BASED ON THE RECORDED PLAT OF ISLAND SHORES SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGE 24, THE EROSION CONTROL LINE PLAT BOOK 70, PAGE 25, THE "LEE COUNTY COASTAL CONSTRUCTION SETBACK LINE" (ORDINANCE 763 AND RECORDED 1978), THE "COASTAL CONSTRUCTION CONTROL LINE MAPS" (1991), A SURVEY OF LYNN HALL MEMORIAL PARK AS PREPARED BY JOHNSON ENGINEERING, INC., DATED AUGUST 1988, HISTORICAL SURVEYS (IN THE FILES OF THIS FIRM) DATED 1982, AND FOUND MONUMENTATION.
2. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD OF 1988 AND NGS BENCHMARK H-245.
4. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT, FLORIDA MERCATOR WEST ZONE AS SHOWN AND NOTED HEREON HOLDING NGS CONTROL POINT "BOOB-2". ADDITIONALLY, THERE ARE STATE PLANE COORDINATES BASED ON THE NORTH AMERICAN DATUM OF 1927/1979 ADJUSTMENT AS NOTED FOR RELATIONSHIP WITH DNR COASTAL CONSTRUCTION CONTROL LINE MAPS (THE 1991 LINE).
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT, FLORIDA MERCATOR WEST ZONE HOLDING NGS CONTROL POINT BOOB-2 TIED TO THE FLORIDA HIGH PRECISION GEODETIC NETWORK. ADDITIONALLY, THERE ARE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1927/1979 ADJUSTMENT AS NOTED FOR RELATIONSHIP WITH DNR COASTAL CONSTRUCTION CONTROL LINE MAPS (THE 1991 LINE).
6. DNR CONTROL MONUMENTS HELD AS FIXED USING RTK GPS OBSERVATIONS. THE FOLLOWING COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT, FLORIDA MERCATOR WEST ZONE, US SURVEY FOOT.

STATION	PUBLISHED NAD27 COORDINATE	NAD 83/1990 ADJUSTMENT
12-83-A25-2 1988	N=770291.79 / E=514533.92	N=770456.25 / E=670763.59
12-88-A25A	N=77030.38 / E=514596.20	N=770294.86 / E=670825.76
7. CHECK TO NGS MONUMENT BOOB-2 WITHIN 0.12'.
8. GPS PROCESSING SOFTWARE IS LIECA CAPTIVATE VERSION 7.
9. NO NEW STATIONS WERE ESTABLISHED DURING THE COURSE OF THE SURVEY.
10. ROOF OVERHANGS NOT SHOWN UNLESS OTHERWISE NOTED.
11. PARCEL LIES IN FLOOD ZONE VE, WITH A BASE FLOOD ELEVATION OF 13' (NAVD 1988) PER FLOOD INSURANCE RATE MAP NUMBER 12071C0554G, (COMMUNITY NAME: TOWN OF FORT MYERS BEACH AND COMMUNITY NUMBER 120673), INDEX DATE 11/17/2022 AND PANEL DATE 11/17/2022.
12. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
13. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
14. IRON RODS "SET" ARE 5/8" X 18" REBAR WITH PLASTIC CAP BEARING CORPORATION NO. LB8267.
15. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
16. THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
17. THE MEAN HIGH WATER ELEVATION OF 0.27' (1988 DATUM) WAS EXTENDED FROM DEP TIDE INTERPOLATION POINT IDENTIFICATION 100225 AND IS SHOWN FOR REFERENCE ONLY.
18. THE LEE COUNTY COASTAL CONSTRUCTION SETBACK LINE AS SHOWN ON MAPS PREPARED FOR THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES FILE NUMBER 617-0275 DATED MARCH 1978 IS RECORDED IN PLAT BOOK 31 AT PAGES 1-16.
19. PARCEL CONTAINS 0.05 ACRES (2,254 SQUARE FEET), MORE OR LESS.
20. PARCEL LIES SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE WHICH MAY REQUIRE ADDITIONAL PERMITTING.
21. THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.
22. PARCEL ADDRESS: 722 ESTERO BOULEVARD, FORT MYERS BEACH, FL 33931
23. PARCEL STRAP No.: 24-46-23-W3-00400.007E
24. DATE OF LAST FIELD WORK: 04-29-2024



REV	DATE	DESCRIPTION	BY	CHK
		BOUNDARY SURVEY 722 ESTERO BOULEVARD		

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

SURVEY PLAT
OF
PART OF LOT 7, ISLAND SHORES SUBDIVISION, UNIT 1
AS RECORDED IN PLAT BOOK 9, PAGE 24
LYING IN
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

DATE	SCALE
04-29-2024	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
MSM	---	---

CERTIFICATE OF AUTHORIZATION No.	S.T.R. No.
EB32664 & LB8267	24-46-23

PROJECT	DRAWING No.	REV
2010009.090	2010009.090-V-DEP.DWG	

OWNER OF RECORD: PATRICIA GRAYBILL AS TRUSTEE OF THE PATRICIA GRAYBILL REVOCABLE TRUST
LEE COUNTY STRAP NO. 24-46-23-W3-00400.007E
SITE ADDRESS: 722 ESTERO BOULEVARD, FORT MYERS BEACH, FL 33931

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
FOR THE FIRM HALEY WARD, INC. (LB8267)

ROBERT L. CARMELIA, P.S.M., NO. L8549
PROFESSIONAL SURVEYOR & MAPPER, STATE OF FLORIDA
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

FILE LOCATION: P:\13000000\090\090-V-DEP.DWG; 2024.05.15. 3:09 PM