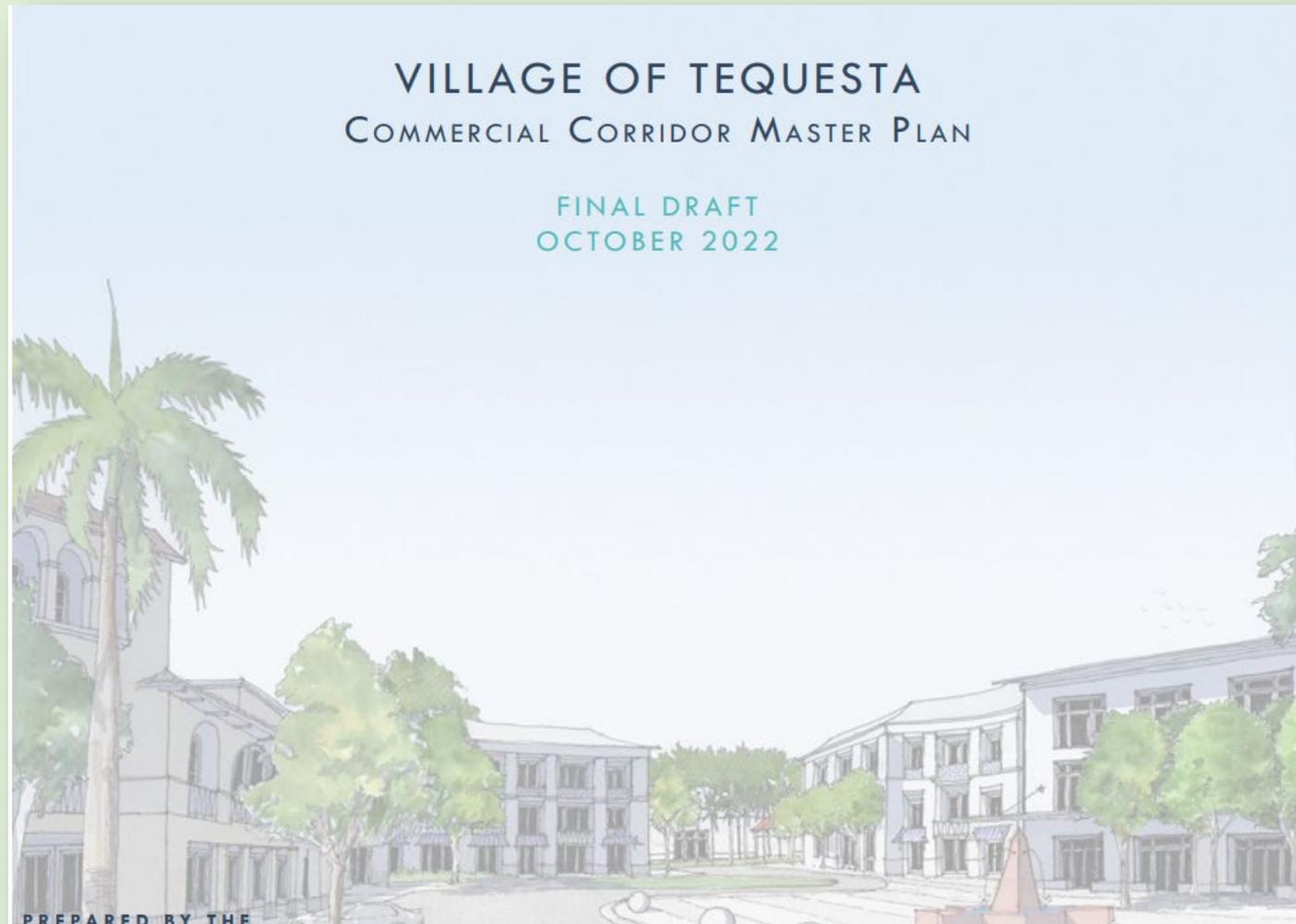


# Village Council Hearing

April 11, 2024

Proposed Code Text Amendment (Commercial Overlays) – Ordinance 1-24

Based on Treasure Coast Regional Planning Council (TCRPC)'s Report



# Commercial Corridor Master Plan

VILLAGE OF TEQUESTA  
COMMERCIAL CORRIDOR MASTER PLAN

FINAL DRAFT  
OCTOBER 2022



- In 2022, Treasure Coast Regional Planning Council (TCRPC) conducted a five-day charrette to obtain feedback from residents and members of the business community
- The feedback obtained helped mold the recommendations and designs within the report
- In November 2022, the Village Council adopted the Commercial Corridor Master Plan
- Follow-up meetings with Dana Little & Village Manager Allen next steps
- Presentation from Dana Little to the P&Z Board on March 16, 2023
- Council workshops for feedback and direction (May 30<sup>th</sup> , July 31, & December 4, 2023, Jan. 29, 2024)
- Presentation by staff to P&Z/LPA Board (Feb. 15, 2024 – PZ Workshop, & March 21, 2024 – LPA Hearing)<sub>2</sub>

# Key Recommendations

VILLAGE OF TEQUESTA  
COMMERCIAL CORRIDOR MASTER PLAN

FINAL DRAFT  
OCTOBER 2022



PREPARED BY THE

TCRPC key recommendations:

- District Centers
- Frontage Standards
- Civic Open Space
- Measuring Height
- Drive-Through Buildings and Gas Stations
- Location of Parking
- Primary Streets

# Recap since Jan. 29<sup>th</sup> Workshop

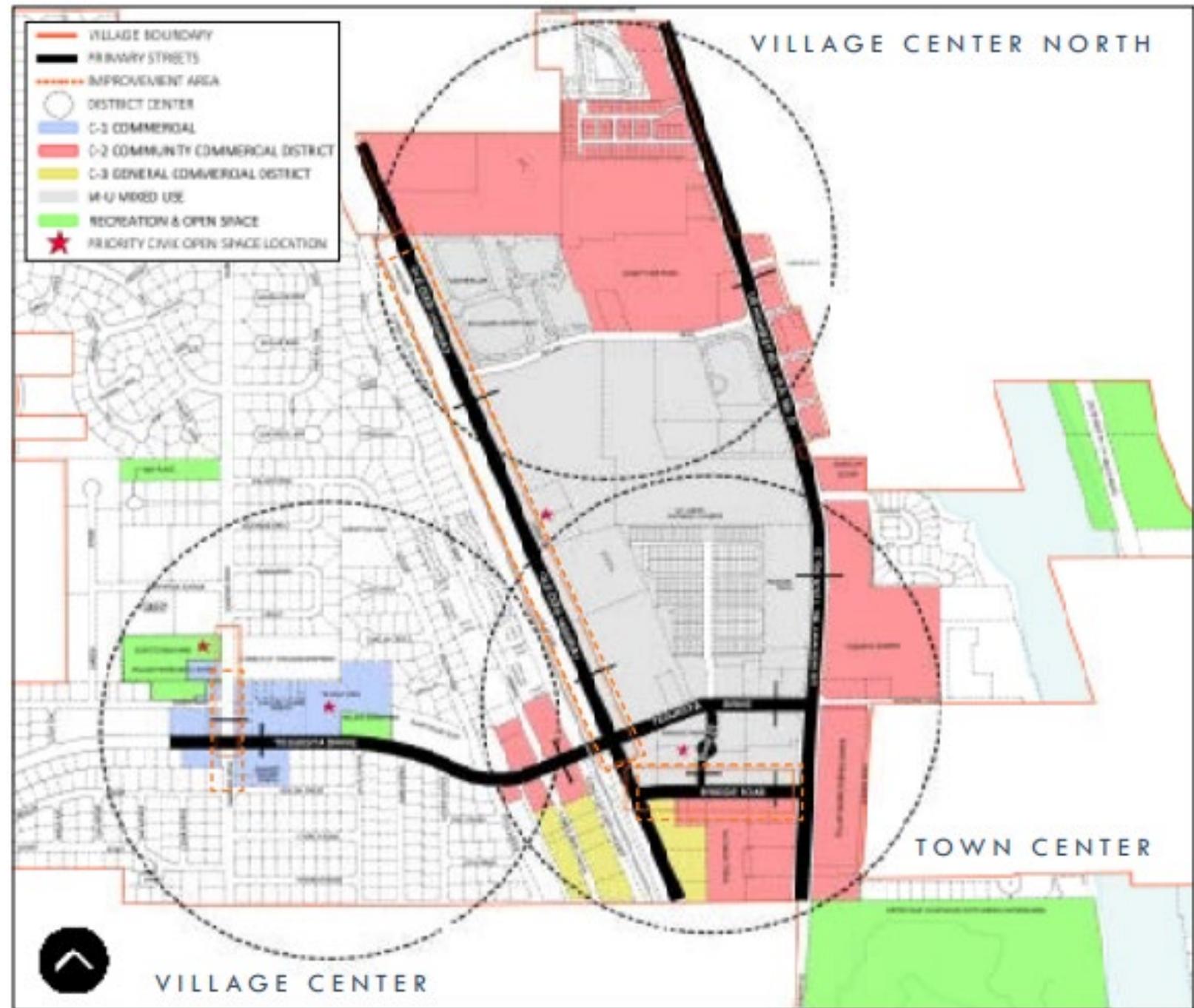
- Removed square footage requirement for formula businesses/restaurants (previously 1,250 sf)
- Allow civic open space to be counted toward minimum landscape open space
- Allow payment in lieu of dedication of civic open space for properties 2 acres or less
- Developments in M-U District shall comprise of no less than 20% and no more than 80% residential use (include caveat for unique circumstances or parcel size)
- Allow one formula restaurant for developments larger than 2 acres in the Village Center Overlay (via special exception use)
  - Examples: Capital Grille, Ruth Chris, NOBU, etc.

# LPA Recommendations

- Update definition of Civic Open Space to ensure it is open to public during reasonable hours.
- Update Code Sec. 22-85 and 78-204 to clarify that PZB makes recommendations to Council on waivers
- Reduce payment in lieu lot size from 2 acres to 1 acre
- Include restriction for no artificial turf in civic open spaces
- Include provision that Village Council does not have to accept maintenance of civic open space
- Quantify when relief can be granted to 80/20% mix of uses in M-U District

# TCRPC Conceptual Map

Zoning District	Village Center (VC)	Town Center (TC)	Village Center North (VCN)
(C-1) Commercial	✓		
(C-2) Community Commercial	✓	✓	✓
(C-3) General Commercial		✓	
(M-U) Mixed-Use		✓	✓
Recreation and Open Space	✓		



# Overlay Commercial Districts

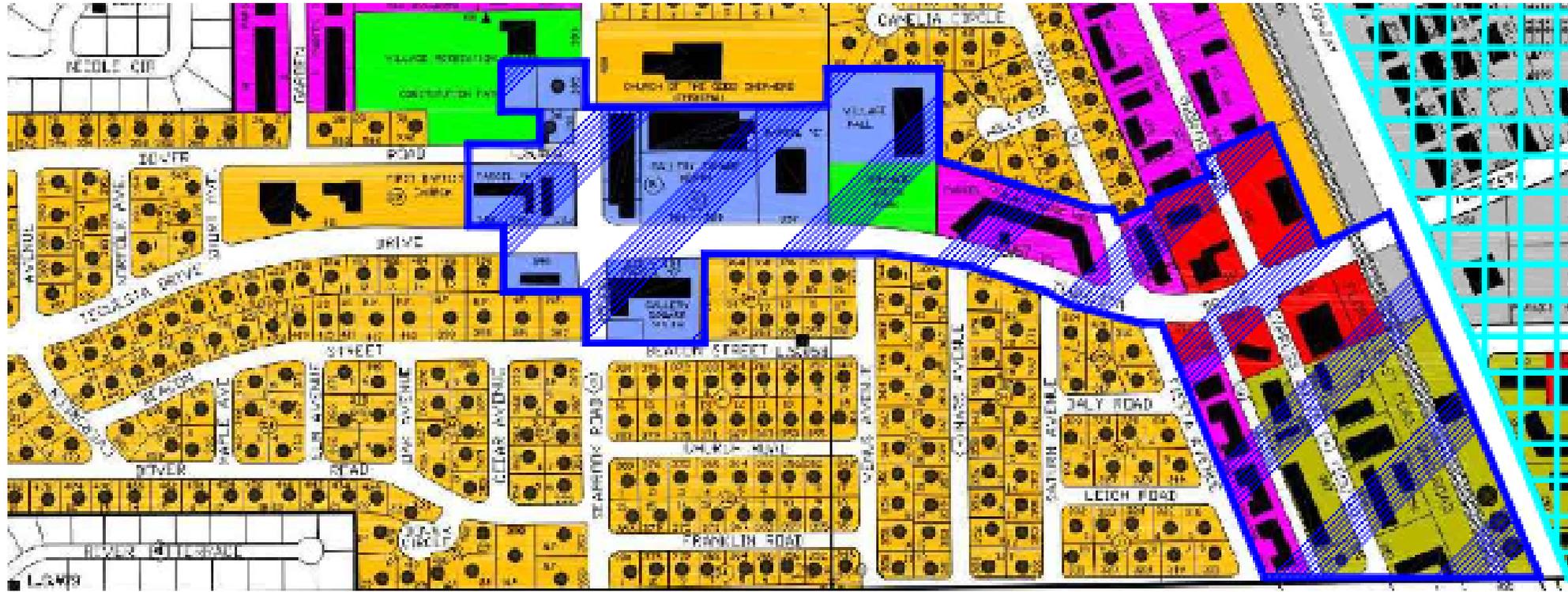


## Proposing

Three (3) overlay commercial districts onto our existing zoning map

- Tequesta Drive Overlay
- US Highway One Overlay
- Village Center Overlay

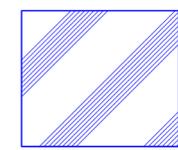
# Tequesta Drive Overlay Map



Overlay will only apply to commercial properties (C-1, C-2, C-3) Zoning fronting Tequesta Drive, Seabrook Road, and Cypress Drive

*LEGEND*

➔	C-1	COMMERCIAL
➔	C-2	COMMUNITY COMMERCIAL DISTRICT
➔	C-3	GENERAL COMMERCIAL DISTRICT
	M-U	MIXED USE
	R-1	SINGLE FAMILY DWELLING DISTRICT
	R-1A	SINGLE FAMILY DWELLING DISTRICT
	R-2	MULTIPLE FAMILY DWELLING DISTRICT
	R-3	MULTIPLE FAMILY DWELLING DISTRICT
	R-OP	RECREATION AND OPEN SPACE



**Tequesta Drive Overlay**

**Intent of Tequesta Drive Overlay:** to preserve and protect the local “hometown” village character and aesthetics, by limiting uses permitted within the corridor



**Formula Restaurants Prohibited**



**Formula Businesses Permitted by Special Exception**



**Small-scale Character/Charm**



**Façades Closer to Corridor**



**Parking in the Rear**



**Inclusive of Civic Open Spaces, Landscaping, and Tree Canopies**

# Tequesta Drive – Zoning Requirements

Commercial Zoning Districts along Tequesta Drive include C-1, C-2, & C-3 Zoning  
 Zoning Requirements along Tequesta Drive are as follows:

District	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage	MINIMUM SETBACKS			Maximum Building Height	Minimum Living Area Requirement	Minimum Landscape Open Space
				Front Yard	Side Yard	Rear Yard			
C-1	7,500 sq. ft.	75 ft.	40%	15 ft.	None, except 10 ft. at any intersecting street and if contiguous with any noncommercial district	10 ft. from property line or 10 ft. from center of rear alley if applicable	2 stories/35 ft.	N/A	25%
C-2	7,500 sq. ft.	75 ft.	40%	25 ft., except 4- and 5-story buildings require an additional 5 feet for each story above 50 ft. See note 5	10 ft., except 20 ft. at any intersecting street and where a property is contiguous with any noncommercial district. See note 5	10 ft. however, none where property abuts railroad right-of-way or spur track. See note 5	4 stories/50 ft.	N/A	25%
C-3	5,000 sq. ft.	50 ft.	40%	15 ft.	None, except 10 ft. at any intersecting street and if contiguous with any noncommercial district	10 ft. however, none where property abuts railroad right-of-way or spur track	3 stories/40 ft.	N/A	25%

The front setback for this overlay is a **maximum of 20 feet** rather than minimum shown above and the minimum landscape buffer is 15 feet. However, the following frontage types may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer.

# Frontage Standards and Streets

<b>Tequesta Drive Overlay</b>			
<b><u>Permitted Frontage Types</u></b>	<b><u>Tequesta Drive West</u></b>	<b><u>Seabrook Road</u></b>	<b><u>Cypress Drive</u></b>
<b><u>Porch</u></b>	<b><u>Yes</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>
<b><u>Stoop</u></b>	<b><u>Yes</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>
<b><u>Bracketed Balcony</u></b>	<b><u>No</u></b>	<b><u>No</u></b>	<b><u>No</u></b>
<b><u>Forecourt</u></b>	<b><u>Yes</u></b>	<b><u>Yes</u></b>	<b><u>Yes</u></b>
<b><u>Arcade</u></b>	<b><u>No</u></b>	<b><u>No</u></b>	<b><u>No</u></b>
<b><u>Shopfront</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Yes</u></b>
<b><u>No means prohibited</u></b>			
<b><u>Yes means permitted</u></b>			

## Tequesta Drive Overlay

The maximum front setback is 20 feet and the minimum landscape buffer is 15 feet

Frontage standards may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer

## Primary and Secondary Streets

Tequesta Drive, Seabrook Road, and Cypress Drive shall be the only designated primary streets while all other streets are designated as secondary streets.

# Formula Restaurants and Businesses



**Formula businesses are permitted via special exception in all overlay districts.**



**Formula restaurants are permitted via special exception in the US Highway 1 Overlay District and developments larger than 2 acres in the Village Center Overlay**

Formula restaurant is a restaurant that is one of a chain or group of three or more restaurants in the nation, and which satisfies at least two of the following three descriptions:

- It has the same or similar name, trade name, or trademark as others in the chain or group;
- It has standardized and limited menus, ingredients, food and beverage preparation;
- It offers any of the following characteristics in a style that is distinctive to and standardized among the chain or group:
  - Exterior design or architecture;
  - Interior design; or
  - Uniforms, except that a personal identification or simple logo will not render the clothing a uniform.

Formula business means an establishment that offers health care, medical, dental, retail, personal service, or real estate services with a standardized array of services and/or merchandise, employee uniforms, decor, facade design, signage, color scheme, trademark or service mark, name, or similar standardized features; and is one of a chain or group of three or more in the nation.

# Example of Changes

Village Center and US Highway 1 consist of portions  
M-U Zoning District.

Under the existing Village Code, the following  
uses are special exception uses if it exceeds  
5,000 square feet of (GLA):

- Small-scale retail and services
- Business services
- Health care facility, medical, or dental office
- Personal services
- Restaurants

All fast-food restaurants are special exception  
uses

Under the Village Center and US Highway 1  
Overlay:

- Any business that meets the definition of  
formula business would require special  
exception use (no matter the size)

Under the Village Center and US Highway 1  
Overlay:

- Formula Businesses is a special exception use  
for properties in US Highway 1 Overlay and  
developments larger than 2 acres in the Village  
Center Overlay

# Formula Business and Restaurant Criteria



Formula business means an establishment that offers **health care, medical, dental, retail, personal service, or real estate services** with a standardized array of services and/or merchandise, employee uniforms, decor, facade design, signage, color scheme, trademark or service mark, name, or similar standardized features; and is one of a chain or group of three or more in the nation.

As currently stands, formula businesses does not incorporate all uses allowed by business services definition such as financial institutions.

- Per Village Code, examples of business services are: **real estate, insurance, accounting or bookkeeping, financial institution, management or consulting, or other similar uses.**



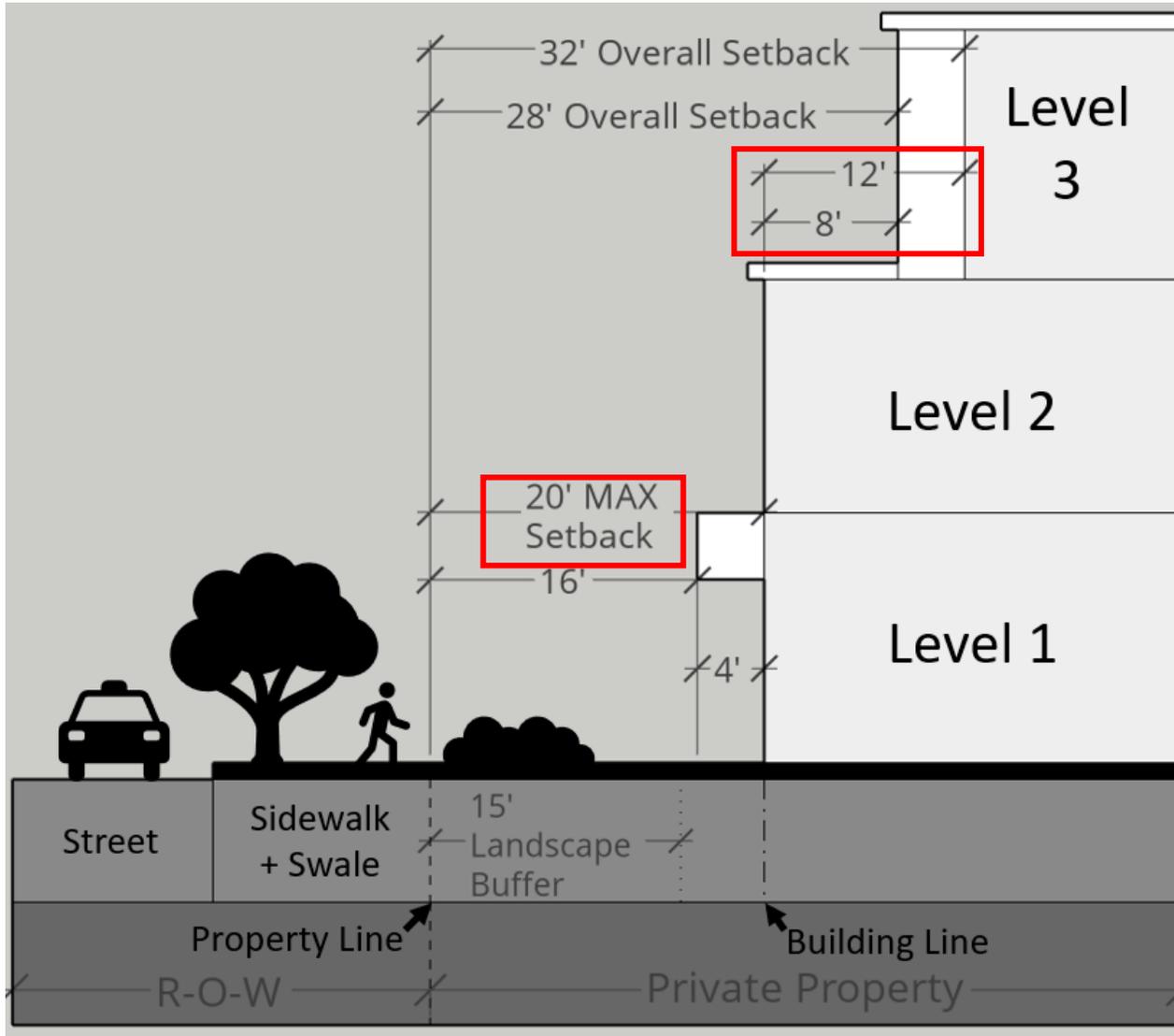
# Formula Business and Restaurant Criteria



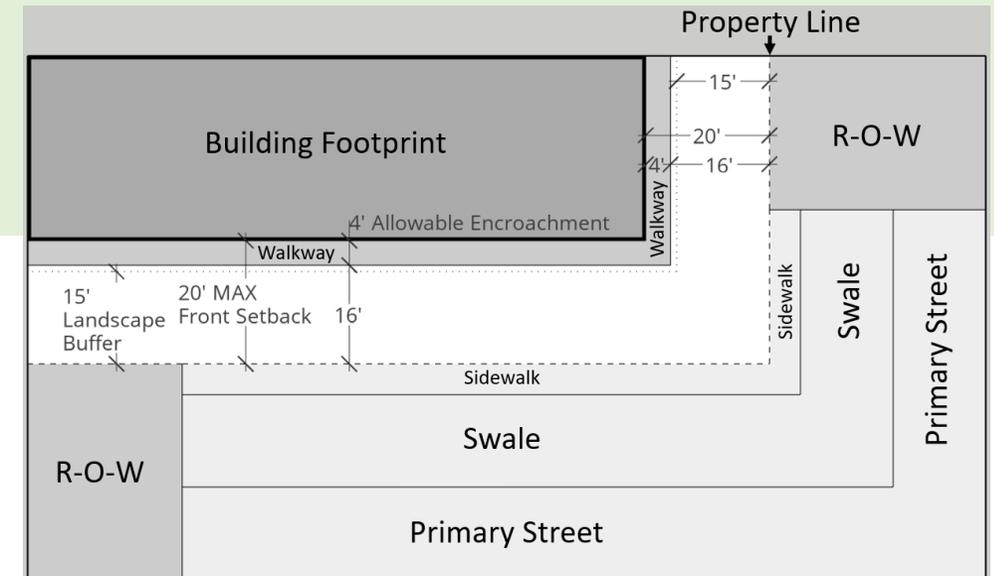
- Comply with the requirements of Village Code Sections 78-363 and 78-364.
- Will not alter the identity of the zoning district
- Contribute to a diverse and appropriate blend of businesses in the district.
- Complement the existing businesses in the district and help promote and foster the local economic base.
- Be compatible with existing surrounding uses.
- Business will preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate
- Façade, design, colors shall be compatible with its surroundings
- Business' corporate structural elements and signage will be harmonious with district



# Frontage Standards



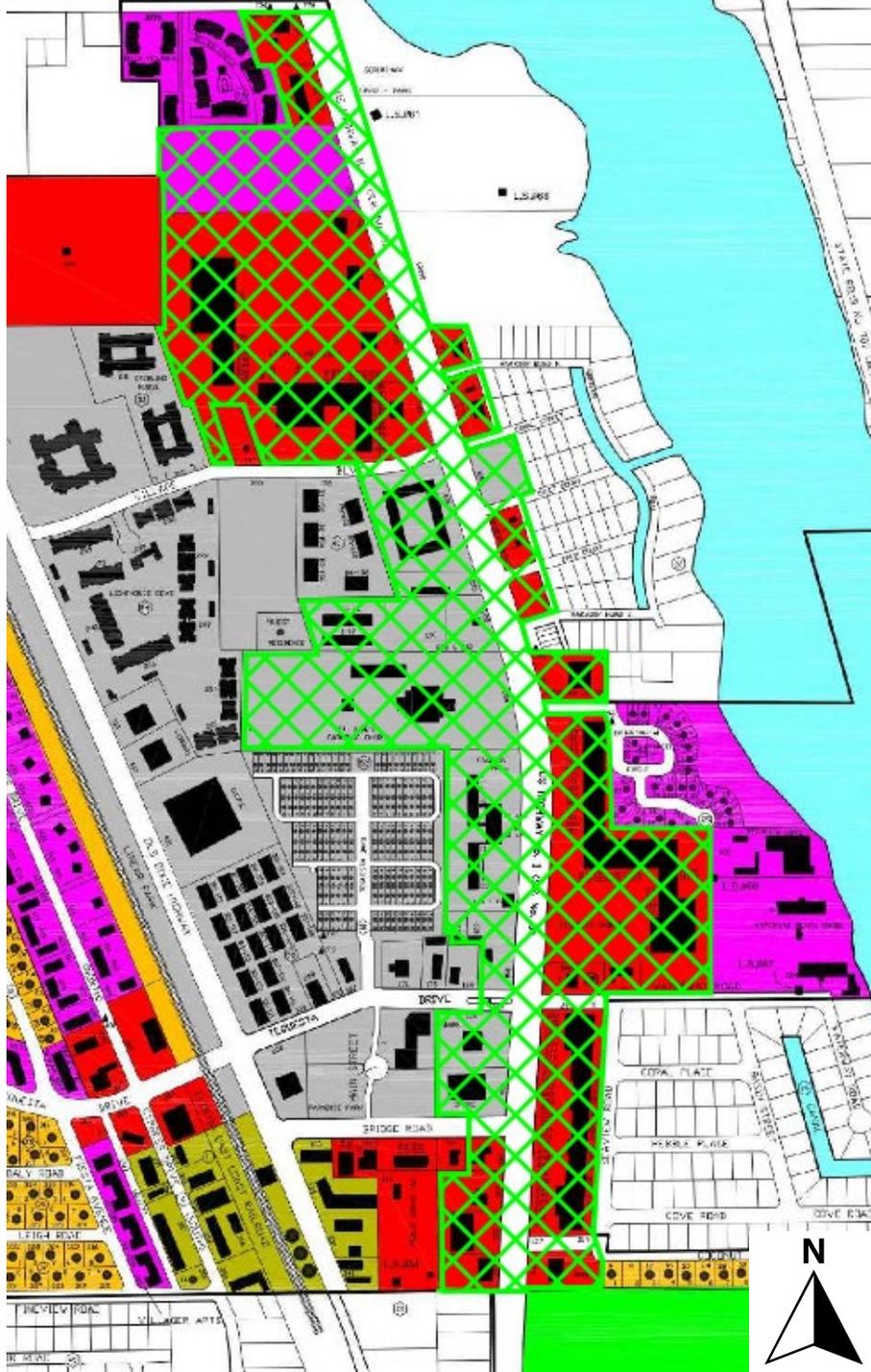
- Frontage will require buildings to be closer to the right-of-way and allow for more interaction with the pedestrian environment
- Frontage requirements will change the existing setbacks



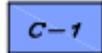
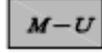
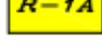
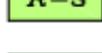
Front façade for third story and above must have front setback of **eight (8) to twelve (12) feet** in addition to minimum.

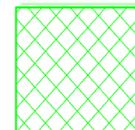
# US Highway One Overlay

Overlay will only apply to properties fronting US Highway 1



## LEGEND

	<b>C-1</b>	COMMERCIAL	
	<b>C-2</b>	COMMUNITY COMMERCIAL DISTRICT	
	<b>C-3</b>	GENERAL COMMERCIAL DISTRICT	
	<b>M-U</b>	MIXED USE	
	<b>R-1</b>	SINGLE FAMILY DWELLING DISTRICT	
	<b>R-1A</b>	SINGLE FAMILY DWELLING DISTRICT	
	<b>R-2</b>	MULTIPLE FAMILY DWELLING DISTRICT	
	<b>R-3</b>	MULTIPLE FAMILY DWELLING DISTRICT	
	<b>R-OP</b>	RECREATION AND OPEN SPACE	



US Highway 1 Overlay

# US Highway 1 – Zoning Requirements

Commercial Zoning Districts along US Highway 1 include C-2 & M-U Zoning

The Zoning Requirements along US Highway 1 are as follows:

District	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage	MINIMUM SETBACKS			Maximum Building Height	Minimum Living Area Requirements	Minimum Landscaped Open Space
				Front Yard	Side Yard	Rear Yard			
<b>C-2</b>	7,500 sq. ft.	75 ft.	40%	25 ft., except 4- and 5-story buildings require an additional 5 feet for each story above 50 ft. See note 5	10 ft., except 20 ft. at any intersecting street and where a property is contiguous with any noncommercial district. See note 5	10 ft. however, none where property abuts railroad right-of-way or spur track. See note 5	4 stories/50 ft.	N/A	25%
<b>M-U</b>	3,200 sq. ft.	40 ft.	Residential: 60%  Commercial: <ul style="list-style-type: none"> <li>Single Minimum sized lot: 60%</li> <li>Two or more lots/parcels in excess of the minimum sized lot under unity of title: 70%</li> </ul>	Residential: 10 ft. Commercial: 0 ft.	Residential: <ul style="list-style-type: none"> <li>One Side: 0 ft.</li> <li>Remaining Side: 7 ft.</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Commercial abuts Commercial: 0 ft.</li> <li>Commercial abuts Residential: 7 ft.</li> </ul>	Residential: 10 ft. <ul style="list-style-type: none"> <li>Commercial abuts Commercial: 0 ft.</li> <li>Commercial abuts Residential: 10 ft.</li> </ul>	The maximum building height allowed shall be four stories or 50 feet above average finish grade.	N/A	25%

The front setback for this overlay is a **maximum of 20 feet** rather than minimum shown above and the minimum landscape buffer is 15 feet. However, the following frontage types may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer.

# Drive-Through Buildings and Gas Stations



- Village Code currently limits drive-throughs to US Highway 1
- Limits gas stations to the M-U and C-2 Zoning Districts along US Highway 1
- Common drive throughs are for gas stations and fast-food establishments, which typically front the road.

## Proposed in US Highway 1 Overlay

- Limited to US Highway One Overlay
- Drive throughs are permitted in the side and rear of the building and must be screened from public view by landscaping
- Drive throughs are prohibited in the front of the building except for full-service fuel stations, which must be screened from public view.



**Intent of US Highway 1 Overlay:** encourage and provide a pedestrian friendly commercial corridor with enhanced physical appearance and clustering of complementary uses.



**Formula Restaurants and Businesses are Permitted by Special Exception**



**Parking in the Rear for Properties**



**Façades Closer to Corridor**



**Inclusive of Civic Open Spaces, Landscaping, and Tree Canopies**

# Frontage Standards and Streets

<u>US Highway 1 Overlay</u>	
<u>Permitted Frontage Types</u>	<u>US Highway 1</u>
<u>Porch</u>	<u>No</u>
<u>Stoop</u>	<u>Yes</u>
<u>Bracketed Balcony</u>	<u>Yes</u>
<u>Forecourt</u>	<u>Yes</u>
<u>Arcade</u>	<u>No</u>
<u>Shopfront</u>	<u>Yes</u>

## US Highway 1 Overlay

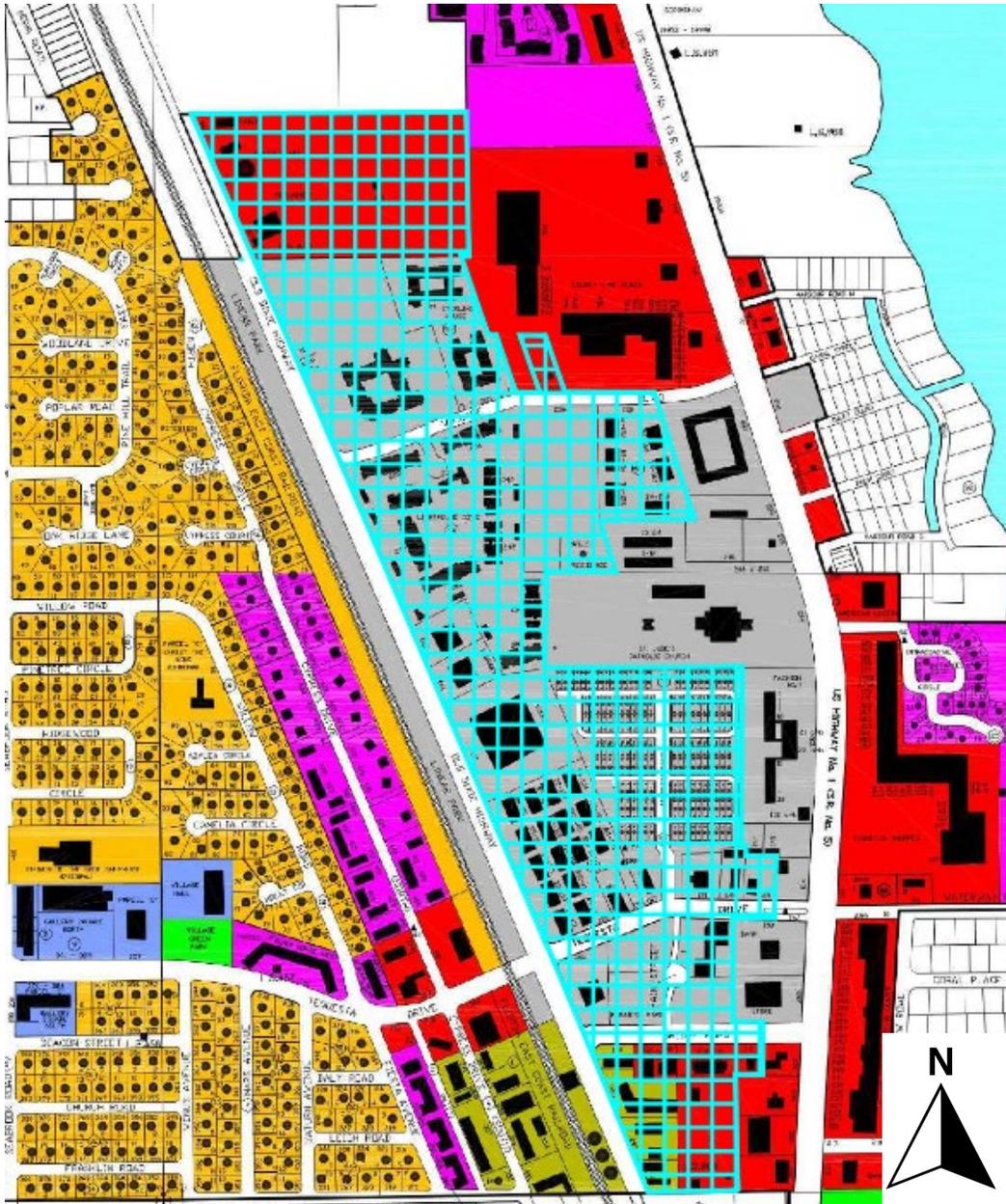
The maximum front setback is 20 feet and the minimum landscape buffer is 15 feet

Frontage standards may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer

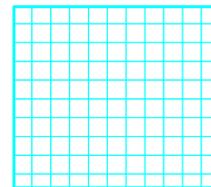
## Primary and Secondary Streets

Tequesta Drive and US Highway 1 shall be the only designated primary streets while all other streets are designated as secondary streets.

# Village Center Overlay



- C-1 **COMMERCIAL**
- C-2 **COMMUNITY COMMERCIAL DISTRICT** ←
- C-3 **GENERAL COMMERCIAL DISTRICT** ←
- M-U **MIXED USE** ←
- R-1 **SINGLE FAMILY DWELLING DISTRICT**
- R-1A **SINGLE FAMILY DWELLING DISTRICT**
- R-2 **MULTIPLE FAMILY DWELLING DISTRICT**
- R-3 **MULTIPLE FAMILY DWELLING DISTRICT**
- R-OP **RECREATION AND OPEN SPACE**



**Village Center Overlay**

# Village Center Overlay– Zoning Requirements

Commercial Zoning Districts along Village Center Overlay include C-2, C-3 & M-U Zoning  
 The Zoning Requirements within the Village Center Overlay are as follows:

District	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage	Minimum Setbacks			Maximum Building Height	Minimum Living Area Requirements	Minimum Landscaped Open Space
				Front Yard	Side Yard	Rear Yard			
<b>C-2</b>	7,500 sq. ft.	75 ft.	40%	25 ft., except 4- and 5-story buildings require an additional 5 feet for each story above 50 ft. See note 5	10 ft., except 20 ft. at any intersecting street and where a property is contiguous with any noncommercial district. See note 5	10 ft. however, none where property abuts railroad right-of-way or spur track. See note 5	4 stories/50 ft.	N/A	25%
<b>C-3</b>	5,000 sq. ft.	50 ft.	40%	15 ft.	None, except 10 ft. at any intersecting street and if contiguous with any noncommercial district	10 ft. however, none where property abuts railroad right-of-way or spur track	3 stories/40 ft.	N/A	25%
<b>M-U</b>	3,200 sq. ft.	40 ft.	R: 60% C: -Single Minimum sized lot: 60% -Two or more lots/parcels in excess of the minimum sized lot under unity of title: 70%	R: 10 ft. C: 0 ft.	R: -One Side: 0 ft. -Remaining Side: 7 ft. C: -Commercial abuts Commercial: 0 ft. -Commercial abuts Residential: 7 ft.	R: 10 ft. C: -Commercial abuts Commercial: 0 ft. -Commercial abuts Residential: 10 ft.	The maximum building height allowed shall be four stories or 50 feet above average finish grade.	N/A	25%

The front setback for this overlay is a **maximum of 20 feet** rather than minimum shown above and the minimum landscape buffer is 15 feet. However, the following frontage types as detailed in Appendix C of the Village of Tequesta Commercial Corridor Master Plan may encroach a maximum of four (4) feet into the minimum 15 foot landscape buffer.

**Intent of Village Center Overlay:** to encourage architectural character and a diversity of uses such as residential, commercial, civic spaces while providing a pedestrian friendly environment, and connectivity between Tequesta Drive, Bridge Road and Old Dixie Highway



**Formula Restaurants Prohibited Except New Developments/Redevelopment Larger Two Acres**



**Formula Businesses permitted by Special Exception**



**Parking in the Rear**



**Façades Closer to Corridor**



**Inclusive of Civic Open Spaces, Landscaping, and Tree Canopies**

# Frontage Standards and Streets

## Village Center Overlay

<u>Permitted Frontage Types</u>	<u>Tequesta Dr.</u>	<u>Old Dixie Hwy</u>	<u>Main St.</u>	<u>Bridge Rd.</u>	<u>Village Blvd</u>
<u>Porch</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
<u>Stoop</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
<u>Bracketed Balcony</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
<u>Forecourt</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Arcade</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
<u>Shopfront</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>
<u>No means prohibited</u>					
<u>Yes means permitted</u>					

## Village Center Overlay

The maximum front setback is 20 feet and the minimum landscape buffer is 15 feet

Frontage standards may encroach a maximum of four (4) feet into the minimum 15-foot landscape buffer

## Primary and Secondary Streets

Tequesta Drive, Bridge Road, Old Dixie Highway, Main Street, and Village Boulevard shall be the only designated primary streets while all other streets are designated as secondary streets.

# Frontage Type Examples



Shopfront



Stoop



Porch



Forecourt



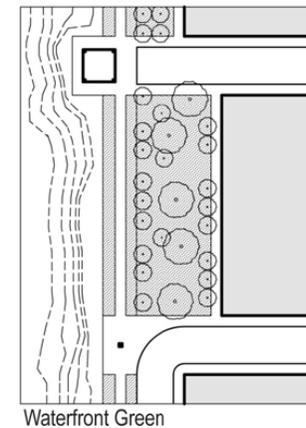
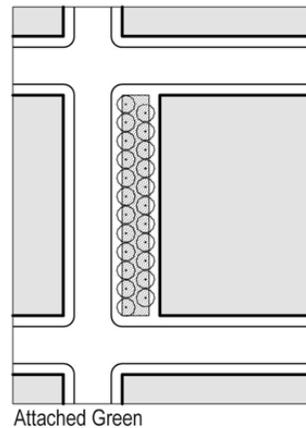
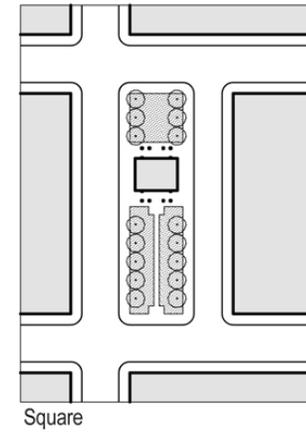
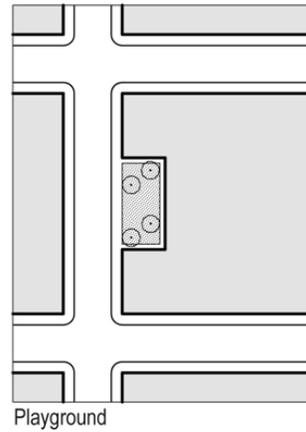
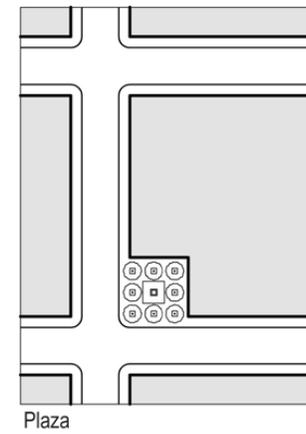
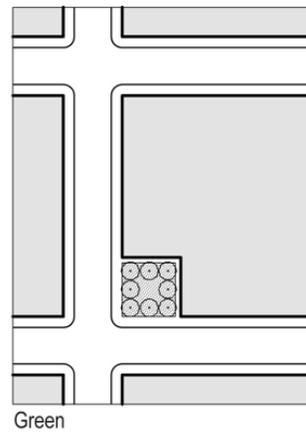
Bracket Balcony



Arcade

# Civic Open Space Elements of the District Overlays

Civic open spaces are privately maintained outdoor spaces which are accessible by the general public, improve the pedestrian environment, are aesthetically pleasing, and serve as an amenity for the village as a whole and for occupants of the building which the open space serves



## ***Types of Civic Open Spaces***

### ***Green***

*(at least 1,000 sq. ft. in size)*

### ***Plaza***

*(at least 1,000 sq. ft. in size)*

### ***Playground***

*(at least 2,500 sq. ft. in size)*

### ***Square***

*(at least 10,000 sq. ft.)*

### ***Attached Green***

*(generally, 2,000-6,000 sq. ft.)*

### ***Forecourt***

*(less than 250 sq. ft.)*

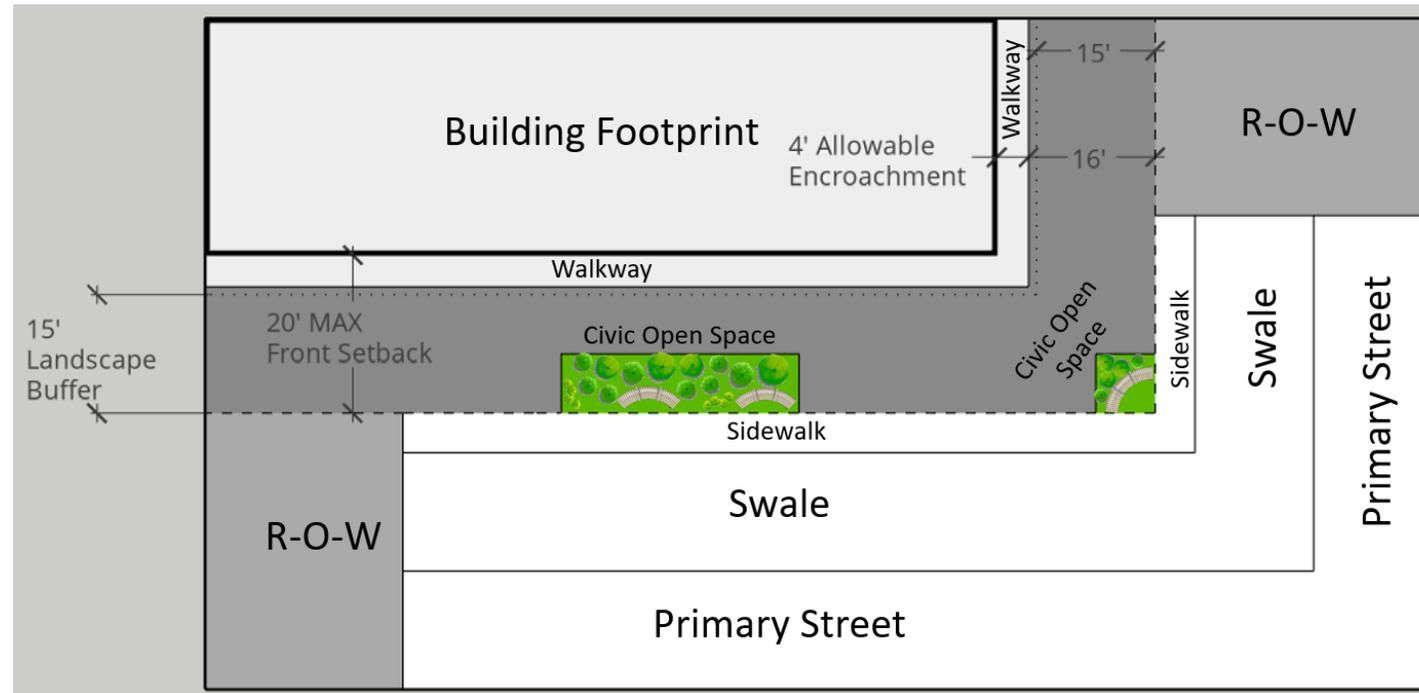
### ***Pedestrian Passageway***

*(less than 250 sq. ft.)*

# Civic Open Space Elements of the District Overlays

## Proposed Overlay Requirements

- New development or additions of gross floor area equal to 20 percent or more to existing buildings shall provide civic open space equal to **five percent (5%)** of the total site's square footage.
- Landscape buffers on the front and side may be reduced by no greater than 25% of each side to accommodate civic open space
- **Civic open space shall be counted towards the minimum landscape open space requirement.**
- Maintenance may be dedicated to the Village or responsibility on property owner



# Civic Open Space Example

312 Tequesta Drive

Acreage: 0.2657 (11,5732.89 sq. ft.)

Civic Open Space Requirement: 578.6 sf (5% of site sq. ft.)

Options: ***Forecourt, Pedestrian Passageway***



221 US Highway 1 (Village Square)

Acreage: 5.55 (sq. ft. 242,176.176)

Civic Open Space Requirement: 12,108.8 sf (5% of site sq. ft.)

Options: ***Green, Plaza, Playground, Square, Attached Green, Forecourt, Pedestrian Passageway***



# Payment in Lieu



In lieu of civic open spaces, the Village Council may grant or deny a fee in lieu for properties 2 acres or less.

- Based on appraised value market value amount of land
- When the location, size, natural condition or other similar condition is not be in the best interest of the Village.
- Council shall consider whether a fee in lieu of land would best serve the purposes of the Village
- Shall be used for the acquisition and/or development of the Village parks, recreation, and land system.
- Payment in lieu of land dedication may be used in conjunction with waivers.

# Parking In Rear



VS



## Rear Parking

- Parking and service areas shall be accessed and located at the rear or side of the building(s)
- Surface parking lots shall be screened from sight by buildings where possible

## Façade closer to roadway

- Front setback areas shall be detailed to augment public right-of-way design, to establish shaded, continuous routes for pedestrians, and to organize landscaping and other elements to ensure a superior public realm.

# Rear Parking Graphics

Parking is not permitted in the front setbacks or in the side setbacks facing streets, parks, or civic open spaces. The diagrams following is for illustrative purposes. It represents minimum requirements and should be considered as a guideline only.

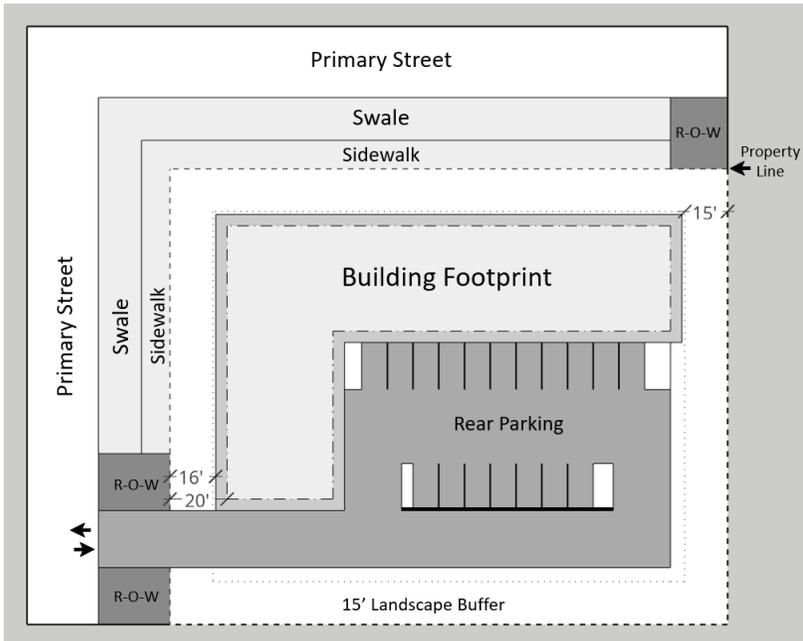


Figure 1: **Building Fronting two (2) Primary Streets**

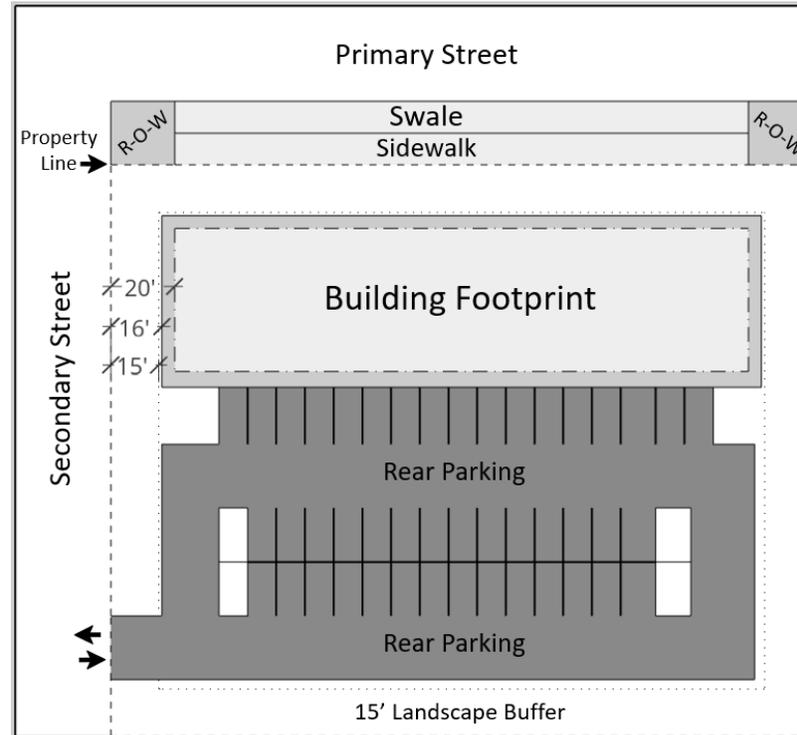


Figure 2: **Building Fronting Primary and Secondary Streets**

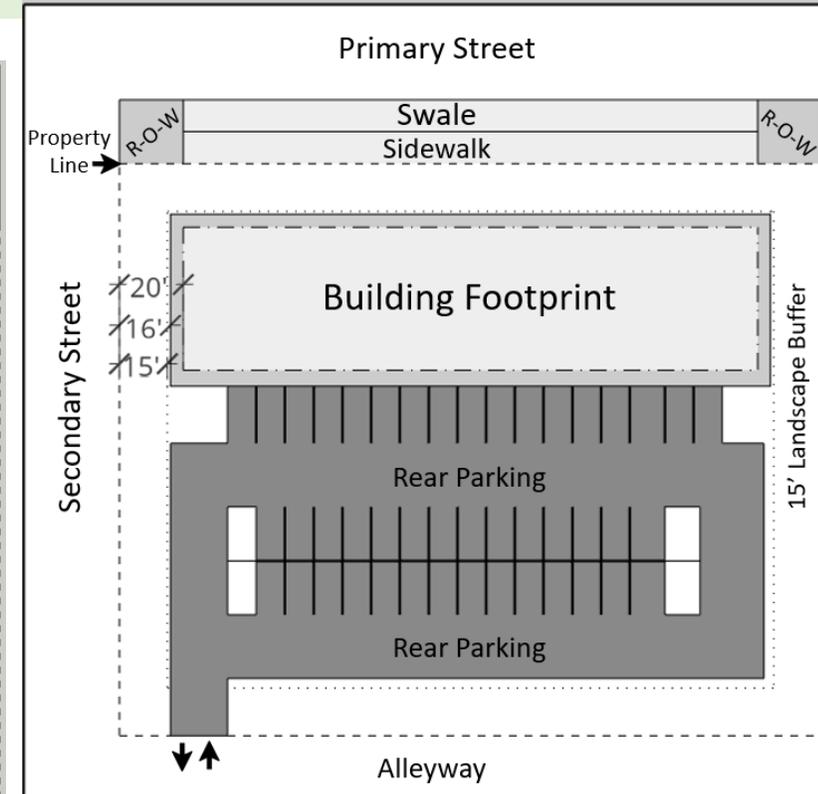
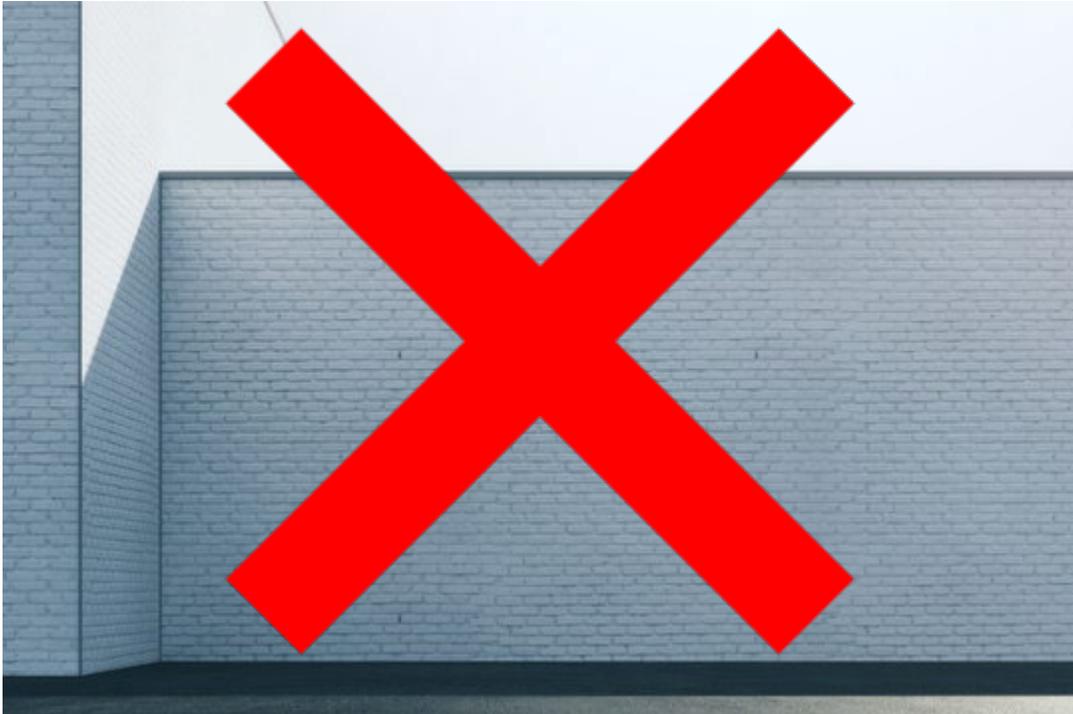


Figure 3: **Building Fronting Primary Streets, Secondary Streets, and Alleyways**

# Building Façade and Façade Transparency



Façade transparency means the amount of transparent window glass or other openings in a building's facade along a street frontage, relative to the overall surface area of the facade.

Building facades along a street frontage shall provide the appropriate façade transparent elements:

- Glass windows or other approved openings to eliminate the creation of blank and stark walls along street frontages.

# Waivers



Applicant or property owner may seek a waiver if is unable to meet the site or landscape requirements, waivers may be requested from certain regulations.

- All waivers must be granted by the Village Council in conjunction with a site plan review application.
- The waiver process cannot be used to:
  - Add uses that are not permitted under Overlay or zoning district.
  - Increase the allowable density/intensity.
  - Increase the allowable building height pursuant to Section 78-143.
- The proposed code includes the criteria required for waivers

# Waivers versus Variances

## Variances

- Relief from code requirements
- Associated with land hardships
- A variance is typically granted due to a hardship related to the physical characteristics of a property, when the strict application of the zoning code would result in a hardship for the landowner.
- Require approval by elected officials

## Waivers

Relief from code requirements

Associated with developments (typically PUDs)

- All waivers must be granted by the Village Council in conjunction with a site plan review application.
- The waiver process cannot be used to:
  - Add uses that are not permitted under Overlay or zoning district.
  - Increase the allowable density/intensity.
  - Increase the allowable building height pursuant to Section 78-143.
- Require approval by Village Council

Questions?  
Thank you!

VILLAGE OF TEQUESTA  
COMMERCIAL CORRIDOR MASTER PLAN

FINAL DRAFT  
OCTOBER 2022

