

ORDINANCE #2003-08

AN ORDINANCE AMENDING APPENDIX A, ZONING, ARTICLE IV, SECTION 3. COMMERCIAL DISTRICTS THROUGH MODIFICATION BY ESTABLISHING MAXIMUM DEVELOPMENT THRESHOLDS; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 2. PLAN STANDARDS THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 3. NARRATIVE STANDARDS THROUGH BY MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 4. REVISIONS THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 5. PERMITTED USES THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 6. OWNERSHIP STANDARDS THROUGH MODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

SECTION 1. BY AMENDING APPENDIX A, ZONING, ARTICLE IV, SECTION 3. COMMERCIAL DISTRICTS THROUGH MODIFICATION BY ADDING LANGUAGE ESTABLISHING THRESHOLDS FOLLOWS:

Section 3. Commercial Districts.

The maximum building area permitted for single buildings or single site development multiple buildings with the same use and owned and managed by the same entity in the commercial zoning districts provided for in this section shall be limited to 65,000 square feet. Any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet may apply for approval through the Planned Development Project section of this ordinance. The following regulations shall apply to Commercial Districts as indicated:

SECTION 2. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, BY MODIFICATION

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CLERK OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

**AND PROVIDING PURPOSE AND STATUS LANGUAGE FOR
THE PLANNED DEVELOPMENT PROJECT;**

ARTICLE VIII. PLANNED-DEVELOPMENT PROJECT

PURPOSE:

The planned development project (PDP) is a specialized zoning district which provides a level of density and/or intensity, and a list of permitted uses. A narrative description and a master plan are part of the PDP zoning. The master plan is a visual depiction of the general layout of the project in conformance with the PDP rules with any additional performance standards or specific deviations requested. The process for approval of a PDP zoning is through the zoning amendment process as provided for in this ordinance. This master plan must be reviewed and approved by the Governing Body.

A planned-development project will allow the petitioner of a project the flexibility, with Governing Body approval, to alter the standard requirements of the County. A petitioner may also be able to deviate from the following specific requirements of the Planned Development Project regulations after due public notice has been given: perimeter setbacks, parking requirements, building coverage, buffering and street design requirement. The Board shall base its decision on the requested deviation based on the impact on the public in regards to the health, safety and welfare of the public. The Governing Body may increase or decrease the minimum standards provided herein in order to attain compatibility, protect natural resources or meet other public purpose goals.

STATUS:

The planned-development project shall be developed according to the approved master plan and supporting narrative and data. The master plan and narrative for a project must meet the minimum standards as provided herein.

If the developer of a planned development project with a valid master plan approved prior to the effective date of this ordinance does not initiate substantial construction as defined herein within two (2) years after the effective date of this ordinance, the master plan shall become null and void, and any development pursuant thereto can be permitted only upon approval of a revised master plan under the terms of this ordinance.

Unless otherwise specified, all planned development projects shall be required to initiate substantial construction within a period of time of not more than two (2) years from the approval date. For combined planned development projects involving subdivisions, substantial construction shall mean that subdivision infrastructure has been constructed to a substantial degree, substantial investment shall be under contract, in development, or completed. For single use planned development projects, substantial construction means that binding contracts for construction of the main building, buildings, or other improvements have been let; or in the

absence of contracts that the main building, buildings, or other improvements are under construction to a substantial degree, or that prerequisite conditions involving substantial investment shall be under contract, in development, or completed. For either single use or multi use planned-development projects, when construction is not part of the use, substantial construction shall mean the use is in operation in compliance with the conditions as set forth in the approval of the zoning change.

Failure to initiate substantial construction as indicated herein shall render the master plan null and void. The intensity/density is retained under the zoning approval; however, a revised master plan meeting the existing land development regulations shall be required. The process for receiving master plan approval shall be in the same manner as a zoning amendment application.

All planned development projects shall be subject to the following regulations:

SECTION 3. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, THROUGH MODIFICATION AS FOLLOWS:

Section 1. Planned Development Projects

All Planned Development Projects shall meet the following requirements for development:

- A. Environmental The planned development project shall meet the requirements of all County regulations, plus all applicable state and federal laws, regulations and rules. Additionally, planned development projects shall be designed to minimize environmental impacts and incorporate existing environmental features into the overall design of the project.
- B. Perimeter Setback The following shall be the minimum building front, rear, and side setbacks for the portion of the project which is adjacent to the project perimeter.

PDP (Residential Uses)	Front	25
	Side	10
	Rear	20

PDP (Neighborhood Commercial)	Side	20
	Rear	35

PDP (Commercial/

Office-Professional Uses)	Side	20
	Rear	35
PDP (Industrial Uses)		
	Side	20
	Rear	35
PDP (Agricultural, Country 2.5)		
	Front	75
	Side	25
	Rear	35
PDP (Agricultural/ Residential)		
	Front	50
	Side	10
	Rear	35
PDP (Recreational)		
	Front	75
	Side	25
	Rear	25
PDP (Residential SF Mobile Home)		
	Front	25
	Side	10
	Rear	15
PDP (Corporate Park)		
	Side	20
	Rear	35
PDP (Aviation Facilities District)		
	Side	20
	Rear	35

Along US 19, SR 50, US 41, US 98, US 301, CR 578, and CR 485 front yard requirements shall be 125 feet. Residential uses located on CR 578 between US 19 and Oak Lake Drive shall meet the standard setback of the district.

For (commercial/office professional uses), (industrial), (corporate park), and (aviation facilities) PDPs, front perimeter setbacks are as follows:

Along all roads not included above and identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be 75'. Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five feet (35').

For neighborhood commercial PDPs, front perimeter setbacks are as follows:

Along all roads not included above and identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be 50'. Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five feet (35').

The Existing Functional Classification Map developed by Hernando County is hereby adopted by reference and made part of this Section. The official Existing Functional Classification Map shall be placed on file at the Hernando County Planning Department. The Existing Functional Classification Map may be modified by board resolution at any time upon notice of an advertised public hearing.

- C. Buffering A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.
- The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five and a maximum height of eight feet, or an evergreen hedge with a minimum height of five feet at the time of planting.
- D. Building Coverage Residential PDPs and all PDPs with a residential component shall not exceed more than 35 percent building area coverage for the residential acreage.
- E. Landscaping All Planned Development Projects shall meet the landscaping requirements of the Community Appearance Ordinance.
- F. Streets All streets within a planned development project shall meet minimum County design standards. The developer may suggest alternative design standards for streets to the County Engineer, submit data supporting the alternative design, and request approval of the alternative design by the Governing Body.
- G. Comprehensive Plan The petitioner shall demonstrate consistency with the Hernando County Comprehensive Plan.
- H. Parking Standards All required parking shall meet the requirements of the Land Development Regulations. The developer may suggest alternative

design standards for parking area to the County Engineer and may suggest reduced parking standards to the Planning Department, submit data supporting the alternative design, and request approval of the alternative design and reduced parking standards by the Governing Body.

- I. Dedication The developer of a planned development project in which any facilities, improvements, or features are to be privately maintained shall dedicate the facilities, improvements, or features to a property owners association and shall grant to the association either a fee simple interest or an easement in the property upon which the facilities are constructed. Membership in the property owners association shall be mandatory and the association shall be formed by the developer concurrent with the filing of any record plat for the development.
- J. Signs All proposed signage within a planned development project shall meet the requirements of the County's sign ordinance. Any deviations to the sign ordinance shall be presented on the master plan, and specifically requested in the narrative, at time of submittal of the application for the master plan. The developer may suggest alternative signage for review and approval by the Governing Body.
- K. Compatibility Standards All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings.
- L. Accessory Structures and Buildings in Residential PDP's i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side lot lines.
ii. Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

- iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.
- iv. Attached carports shall meet the principal building yard requirements of the district.
- v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.
- vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.
- vii. Accessory buildings or structures 5' or less in height, and smaller than 40 square feet in size shall not be required to obtain a zoning permit. Such buildings or structures are allowed in the side and rear yards only and must meet the applicable accessory building or structure setbacks.
- viii. Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding 200 square feet in size must meet the following:
 - a. The length of the detached accessory building shall be no more than twice the measurement of the width.
 - b. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.
 - c. All other applicable standards relating to accessory buildings shall be met.
 - d. The detached accessory building shall be no more than 400 square feet in size.

- ix. One detached garage, in addition to the detached building provided for in item viii above, is allowed meeting the following criteria:
 - a. The detached garage is site built; and,
 - b. Has a minimum dimension of 10' x 20'; and,
 - c. The length of the detached garage shall be no more than twice the measurement of the width; and,
 - d. Has a minimum roof pitch of 3 on 12; and,
 - e. Has roof materials of either shingles or tile; and,
 - f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
 - g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas

M. Fire Protection Plan For all residential PDPs with lots which have lot widths of less than 60' at the building line, a fire protection plan must be submitted upon the filing of a conditional plat. The fire protection plan must include:

- 1) Prohibition of walls which preclude access to side yards; or,
- 2) If walls are proposed, gates or doors must be provided to allow access to side yards; or,
- 3) The provision of a 15' separation strip free of any impediments (no walls, structures, pools, buildings, etc.) every 8 units and unimpeded rear yards; or,
- 4) Residential sprinkler system; or,
- 5) Other plan acceptable to the County

SECTION 4. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 2. PLAN STANDARDS, BY MODIFICATION AS FOLLOWS:

Section 2: Plan Standards

For all Planned Development Projects, the petitioner shall submit a master plan to the Planning Department. The master plan shall show the following:

- 1. Location and acreage of all proposed land uses;
- 2. External access roads and access points;
- 3. Major internal access roads and access points to individual pods;
- 4. Natural features, wetlands, flora and fauna;

5. Separation distances between land uses;
6. Surrounding zoning;
7. Surrounding land uses;
8. Parcel dimensions;
9. Location of Flood Plain;
10. Topographical information;
11. Drainage Retention Areas;
12. Perimeter project setbacks;
13. Internal project setbacks;
14. Individual lot setbacks;
15. Intensity/density of project.

This shall be considered a preliminary or draft master plan at time of submittal of the rezoning amendment petition. The Governing Body may require that the master plan be revised to meet any additional conditions. If the Governing Body requires such a revision, the petitioner must submit a revised master plan, meeting all conditions, within thirty (30) days of the approval of the Planned Development Project of the rezoning or the rezoning shall become null and void.

**SECTION 5. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII.
PLANNED DEVELOPMENT PROJECT, SECTION 3.
NARRATIVE STANDARDS, BY MODIFICATION AS FOLLOWS:**

Section 3: Narrative Standards

For all Planned Development Projects, the petitioner shall submit a narrative. The narrative shall provide the following:

1. proposed land uses and acreage of land uses;
2. proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage)
3. separation distances for the differing land uses within PDP;
4. proposed setbacks and minimum sizes for individual lots;
5. condition of and impact on natural features;
6. discussion on the impact on infrastructure;
7. discussion on any proposed improvements to the infrastructure;
8. proposed uses within all the pods;
9. existing land uses on the site and the adjacent site;
10. concept of the development plan

This shall be considered a preliminary narrative at time of submittal of the request for zoning amendment petition. The Governing Body may require that a PDP narrative be revised to meet any additional conditions. If the Governing Body requires such a revision, the petitioner must submit a revised narrative, meeting all conditions, within thirty (30) days of the approval of the Planned Development Project of the rezoning or the rezoning shall become null and void.

SECTION 6. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 4. REVISIONS, BY MODIFICATION AS FOLLOWS:

Section 4: Revisions

The following circumstances shall be considered a substantial deviation and require modification to the approved master plan and approval by the Governing Body. The process for receiving master plan revision approval for modifications which are deemed substantial shall be in the same manner as a zoning amendment petition:

1. Relocations of land uses which are either adjacent to platted or developed portions of the project, or adjacent to the project perimeter;
2. Increase of density, or intensity, or a change of approved uses;
3. Increase or decrease in or major locational change of approved rights of way;
4. Change in external access points;
5. Addition or subtraction of land;
6. Change in permitted setbacks;
7. Changes which alter the proposed concept of the development;
8. Any modification to specific performance conditions approved by the Governing Body

SECTION 7. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 5. PERMITTED USES, BY MODIFICATION AS FOLLOWS:

Section 5: Permitted Uses

The following permitted uses are allowable subject to approval by the Governing Body through the zoning amendment process:

1. PDP (Single Family): All permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan
2. PDP (Multifamily): All permitted uses in the R-3 zoning district. Any special exception uses allowed in the R-3 zoning district which have been specifically designated or specified in the narrative or on the master plan.
3. PDP(Multifamily - 2): All permitted uses in the R-4 zoning district. Any special exception uses allowed in the R-4 zoning district which have been specifically designated or specified in the narrative or on the master plan.
4. PDP (Mobile Home): All permitted and special exception uses allowed in the RM zoning district which have been specifically designated or specified in the narrative or on the master plan.

5. PDP (Rural): All permitted and special exception uses allowed in the AG, AR, A/R-1, A/R-2, Country 2.5 and A-C zoning districts which have been specifically designated or specified in the narrative or on the master plan.
6. PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.
7. PDP (General Highway Commercial): All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2 zoning district specifically designated in the narrative or on the master plan.
8. PDP (General Commercial): All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2 or O/P zoning districts specifically designated in the narrative or on the master plan.
9. PDP (Highway Commercial): All permitted uses in the C-2 zoning district. Any special exception uses allowed in the C-2 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the O/P and C-4 zoning districts specifically designated in the narrative or on the master plan.
10. PDP (Neighborhood Commercial): All permitted uses in the C-3 zoning district. Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the master plan.
11. PDP (Heavy Highway Commercial): All permitted uses in the C-4 zoning district. Any special exception uses allowed in the C-4 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2, O/P, I-1 and I-2 zoning districts designated in the narrative or on the master plan.
12. PDP (Light Industrial): All permitted uses in the I-1 and C-4 zoning districts. Any special exception uses allowed in the I-1 and C-4 zoning districts which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the master plan.
13. PDP (Industrial): All permitted uses in the I-1 zoning district and any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the master plan.
14. PDP (Heavy Industrial): All permitted uses in the I-2 zoning district. Any special exception uses allowed in the I-2 zoning district which have been specifically designated or specified in the narrative or on the master plan.
15. PDP (Office/Professional): All permitted uses in the O/P district. Any special exception uses allowed in the O/P zoning district which have been specifically

- designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district, which have been specifically designated in the narrative or on the master plan.
16. PDP (Recreation): Any permitted or special exception uses in the R-C district which have been specifically designated or specified in the narrative or on the master plan, plus any of the following which have been designated on the approved master plan:
- (a) Golf Courses
 - (b) Miniature Golf Course
 - (c) Go-cart Tracks
 - (d) Tennis Complexes
 - (e) Baseball or golf driving ranges
 - (f) Bathing Beaches
 - (g) Swimming Facilities
 - (h) Picnic Grounds
 - (i) Amusements piers, mechanical riding devices, carnivals, circuses, animal displays, aquariums, menageries or exhibit museums
 - (j) Outdoor rifle, shotgun, pistol or archery ranges
 - (k) Natural Buffer areas
 - (l) All park districts, including private, mini-park/tot lots, neighborhood, community and regional parks
 - (m) Recreational Airports
 - (n) Other outdoor uses of a recreational nature specifically approved by the Governing Body
 - (o) Private airstrips
 - (p) Clubhouses and restaurants as accessory uses to a permitted use
 - (q) Pro Shops as accessory uses to a permitted use
 - (r) Concession stands accessory uses to a permitted use
17. PDP (Public Service Facility Overlay District): All government and public service uses and structures consistent with the master plan approval.
18. PDP (Special Use): This category will include open space, conservation and all other uses not specifically enumerated in the Planned Development Project section but shown on the approved PDP master plan.
19. PDP (Combined): This category is For mapping purposes For PDPs that contain more than two approved uses.
20. PDP (Corporate Park): The following uses shall be allowed within the Corporate Park designation:
- (a) Day care centers

- (b) Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services
- (c) Publicly owned or operated building.
- (d) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- (e) Personal Service Establishments
- (f) Domestic and business service establishments
- (g) Domestic and business repair establishments
- (h) Business training schools
- (i) Restaurants with or without alcohol dispensation
- (j) Hotels
- (k) Motels
- (l) Aircraft parts establishments
- (m) Light manufacturing
- (n) Light wholesale and storage establishments
- (o) Light outdoor advertising service establishments
- (p) Light research, development and testing laboratories
- (q) Publishing and printing service establishments
- (r) Aquaculture, with or without above ground tanks, with proper screening

21. PDP (Aviation Facilities):

- (a) Aircraft parts establishment
- (b) Aircraft establishments
- (c) Aircraft fuel sales and dispensing, including the storage of fuel For such purposes
- (d) Aircraft repair and maintenance facilities
- (e) T-hangers
- (f) Tie down areas
- (g) Air Cargo establishments

SECTION 8. NO CHANGE TO EXISTING ORDINANCE WAS MADE RELATING TO APPENDIX A, ZONING, ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 6. OWNERSHIP STANDARDS.

SECTION 9. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance, For any reason, is held to be unconstitutional, void or invalid, the validity of the remaining portions of said ordinance shall not be affected thereby.

SECTION 10. INCLUSION INTO THE CODE

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective upon receipt of the official acknowledgment from the office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION THIS 22nd DAY OF APRIL, 2003.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

BY *Mary E. Whitehouse*
**MARY E. WHITEHOUSE
CHAIRPERSON**

ATTEST *Jenine E. Wimer, Deputy*
KAREN NICOLAI, CLERK

SEAL

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY *[Signature]* 4/30/03
County Attorney's Office