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NOV 15 2024

CITY OF COOPER CITY
PLANNING DIVISION

November 15, 2024

Mr. Jason Chockley
Community Development Department
9090 SW 50th Place
Cooper City, Florida 33328

**RE: SHOPPES AT MONTERRA COMMONS
PARKING VARIANCE FOR SMALL-SCALE FITNESS USE - SEC. 25-4(g)
LETTER OF INTENT & CRITERIA LETTER
CTA PROJECT NO. 10-0026-007-08**

Dear Mr. Chockley:

We are requesting the approval of a variance to reduce the parking required for community assembly uses in order to provide a small-scale fitness use to be established at the subject site. The property located at 3500-3900 N University Drive includes five commercial buildings. Uses within the site include restaurants, a daycare, a hair salon, and other smaller businesses. This variance application is being submitted in order to construct up to 3,600 square feet of a small-scale fitness use space in Building 4 (3600 N University Drive).

When the site plan for this property was originally approved, the parking demand for this building was calculated for a "shopping center" use. On the overall site plan, surplus spaces were set aside to account for future community assembly use. In 2023, a site plan amendment (SPA 5-2-23) was approved to add additional outdoor seating for one of the restaurants (located at the opposite and North end of the shopping center), as outdoor dining has become more in-demand post-pandemic. By adding an additional 23 seats to the outdoor dining area, the surplus parking spaces that were reserved for community assembly use then became required spaces for the restaurant. This change in the parking calculations meant that all future tenants/uses would need to have parking demands that could be captured in the parking spaces that have been built.

The nature of a shopping center allows a variety of uses with different parking demands, peak hours, and therefore shared parking. The prospective use will be a small-scale fitness center – similar to a yoga studio or boutique fitness studio. The business will be conducted where occupancy will not exceed 40 participants at a time. Peak hours will be before and after normal workday hours.

The interpretation of the land development code requires parking for a fitness center to be calculated at the rate listed for community assembly as found in code section 25-4(g). This would be one (1) space per 100 square feet, requiring 36 spaces. The proposed variance would change the parking ratio for this business use to one (1) space per 150 square feet requiring 24 spaces, which is consistent with the shopping center parking ratio.

CRAIEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

Building 4, which is an 18,400 square foot multi-tenant building, is the site of the proposed fitness center. The three tenants currently open for business within Building 4: Cali Coffee, Playa Bowls, and Gyromania. Playa Bowls and Gyromania are both fast casual restaurants and Cali Coffee is a drive-through coffee shop with no seating and take-out only. All three of these tenants occupy approximately 1,600 - 1,800 square feet of space each. The current parking requirement of 1 space per 150 square feet means that 36 spaces are required for the existing tenants. In reality, the demand is much less as evidenced by Cali Coffee being take-out only. Increasing the available parking by 12 spaces to accommodate the small-scale fitness center is unnecessary as any parking demand above 1 space per 150 square feet of floor area would be offset by the lack of demand from the other businesses. In addition, the 40 parking spaces allocated to the daycare center (Building 5), which parking areas are contiguous to those surrounding Building 4, would be available during the peak hours for the fitness center due to the daycare's different peak usage times.

In order for the parking variance to be approved, the City Commission must first consider the following criteria and how the proposed variance request addresses each one.

- a. Special and unique conditions exist which are peculiar to the petitioner's case, and which are not generally applicable to other property located in the zoning district.

RESPONSE: The subject site is part of the commercial portion of the Monterra development. The parking provided during the construction of the site anticipated a variety of uses and building types. Building 4, which will be the site of the proposed small-scale fitness center, is a multi-tenant building with two rows of parking to the west, four rows of parking to the east, and a single row of parking to the north. This provides the most access to parking of all the buildings in the shopping center. Because of this, any spike in parking demand can be dissipated throughout the property without causing issues with adjacent tenants.

- b. The special and unique conditions are not directly attributable to the actions of the petitioner.

RESPONSE: The site has been built in such a way that multiple businesses are able to maintain normal business activity simultaneously. Parking throughout the site is shared by all tenants without reservations for certain patrons. No changes are being proposed to the site that would decrease the parking or make it more difficult to park. The Land Development Code's parking requirement for community assembly applies for uses such as educational, recreational, religious and social centers. While the proposed use is considered recreational, the number of people who would patronize this location is significantly less than what would be expected at a church, school, or lodge. Use will be scheduled or by appointment, so the parking demand can be anticipated in a way that a typical large gym could not. The occupant load will be capped at no more than 40 people. The petitioner is asking that the parking requirement for the proposed use be reduced to the same rate as for the shopping center since the demand is similar to other small business uses.

- c. The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.

RESPONSE: The literal interpretation of the code does not consider the types of businesses within the shopping center and the times of day that there may be more or less cars in the parking lot. Uses within the shopping center category may be a combination of high-traffic uses, low-traffic uses, and uses with multiple peaks during the day. This proposed small-scale fitness center will not function like a typical large gym or other fitness facility that may require more parking. Peak hours will be before and after normal workday hours. The other uses currently operating in and around Building 4, such as a take-out coffee shop, restaurants, and a daycare, do not share the same peak hours. Because of the variety of businesses that share the same parking area, this use will not cause such a surge in traffic that it would create a parking shortage. Reducing the parking requirement to 24 spaces for this use will provide a sufficient number of spaces. The availability of additional shared spaces close-by ensures that finding a parking space won't be a problem.

- d. The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

RESPONSE: The variance requested is limited to up to 3,600 square feet of a small-scale fitness center in Building 4. The remaining businesses will adhere to the parking requirements as noted in the prior site plan and site plan amendment approvals. Granting this variance will allow the parking count and layout within the approved site plan to go unchanged.

- e. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

RESPONSE: The approval of the variance request will allow a popular use to be established on this site without requiring additional parking. This commercial component of the Monterra community is geared towards uses that are enjoyed by the surrounding residential neighborhoods. Providing a way to allow a small-scale fitness center located conveniently to the residents will serve as an asset to those who are looking to find a class close to home and would not be detrimental to the public welfare. It will also serve to draw folks into the commercial center, increasing foot traffic to other businesses before or after attending classes.

- f. Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989, by the Cooper City Commission. The objectives of the Comprehensive Plan that pertain to the proposed variance are listed below followed by our response to each:

Objective 1.1 Future growth and development will be managed through the continued implementation and enforcement of subdivision and other land development regulations including a review process for assessing adequacy of public services and facilities and providing for both the timely completion and regular maintenance of all required capital improvements and amenities and the annual monitoring of same. (Broward County Objective (BCO) 1.04.00, Broward County Policy (BCP) 1.04.02)

RESPONSE: The site plan that was approved in order to develop this site considered all required improvements, levels of service, and findings of adequacy. This site complies with the land development code, and a variance for parking requirements would not impact the levels of service.

Objective 1.2 The City shall continue to implement a concurrency management system as part of its land development regulations to monitor and manage new growth in conformance with Section 163.3180 Florida Statutes, as amended. These land development regulations shall incorporate provisions to ensure that all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet adopted level of service standards (as included in the Capital Improvements Element of this plan) are available concurrent with the impacts of the development or are scheduled to be available according to the Capital Improvement Element. (BCP 1.04.01, BCP 8.06.00)

RESPONSE: This variance request does not change the concurrency for the site.

Objective 1.3 Continue to implement, and modify as necessary, land use controls and programs that shall ensure the protection of natural resources, preserve and enhance surface waters and eliminate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems. (BCO 9.09.00)

RESPONSE: This variance would allow the use without creating additional surface parking, therefore preserving the pervious area and landscaping provided on-site.

Objective 1.6 The City shall continue to enforce its adopted Land Development Regulations, which contain specific provisions to discourage urban sprawl and to ensure orderly and compact development.

RESPONSE: Allowing a small-scale fitness center and to allow parking that takes into account the size and operation of the center, encourages compact development, and the type of businesses that draw from nearby residences and places of employment. There is no need for expansive parking lots that will never be full. Instead, sites will be built at a scale that is better for the nearby low-density residential communities.

Objective 1.11 The City shall adopt and implement land development codes and regulations that include standards to ensure quality commercial development and protect adjacent residential areas. (BCP 2.04.02)

RESPONSE: By requiring less parking than is required for a community assembly use, this commercial development stays walkable and easily accessible from the adjoining and nearby single-family and multi-family neighborhoods. The variance process ensures that the uses not expressly defined within the code are not burdened by the regulations that may otherwise apply. The site plan that was approved establishes a high-quality shopping center and this proposed variance keeps the character of the center in mind.

If you have any questions or further comments, you may contact me at (954) 739-6400 or by email speavler@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



SCOTT PEAVLER, P.L.A.
Vice President, Planning & Landscape Architecture

SWP/ jm



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COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

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9090 SW 50 PLACE
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COOPER CITY, FL 33328
(954) 434-4300

GENERAL APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:
PETITION #: U 10-2-24
DATE PETITION FILED:
10/14/24

Date of Pre-Submittal Meeting: 07/15/2024

Check type of application(s) for:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: <u>Variance</u> |

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

A. Project Name: Monterra Commercial Center

B. Project Address: 3600 N University Drive, Cooper City, FL

C. Section: 04 Township: 51 Range: 41 Total Acreage or square feet of Subject Property: 6.99 acres

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): _____

Located on the northwest corner of N University Drive and Solano Avenue

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514104030090

F. Brief Legal Description: MONTERRA PLAT 175-155 B POR OF PAR C-2,DESC AS, COMM NE COR OF PAR C-2,SELY 40 TO POB, SELY 273.92,SE 203.32 TO P/C, SELY 327.49,SW 100 TO P/C,SELY 150.09,SW 31.94,SW 39.08,SW

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: PMUD

B. Future Land Use Plan Designation: Commercial

C. Existing Use(s) on Property: Various Comm. Uses including restaurant, daycare, nail salon, dentis

D. Proposed Use(s): Same as above with the addition of a small-scale fitness studio (3,600 SF)

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Site Plan #1-1-20; Site Plan Amendment #5-2-23 (allocated spaces for Community Assembly applied to outdoor seating); Design Guidelines #5-1-18



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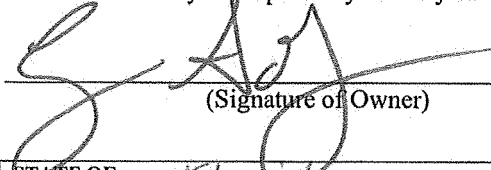
III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Monterra Investments, LLC

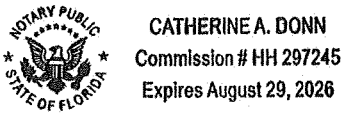
Address: 600 W Hillsboro Blvd #202 City Deerfield Beach ST FL Zip 33441

Phone: (954) 776-1005 Fax: (954) 776-1006 E-Mail: cary@diversifiedcos.com

I am/We: Monterra Investments, LLC, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).


(Signature of Owner)

Cary Goldberg
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>BROWARD</u>
The foregoing instrument was acknowledged before me this <u>3rd</u> day of <u>October</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Cary Goldberg</u> <input checked="" type="checkbox"/> She/he is personally known to me or has produced as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>Catherine A. Donn</u>	
Name - Must be typed, printed, or stamped)	
My Commission Expires:	

Petitioner(s) if other than Owner): Monterra Investments, LLC

Address: 600 W Hillsboro Blvd #202 City Deerfield Beach ST FL Zip 33441

Phone: (954) 776-1005 Fax: (954) 776-1006 E-Mail: cary@diversifiedcos.com

Agent (if other than Owner): Craven, Thompson & Associates, Inc., Scott Peavler

Address: 3563 NW 53rd Street City Fort Lauderdale ST FL Zip 33309

Phone: (954) 739-6400 Fax: (954) 739-6409 E-Mail: speavler@craventhompson.com



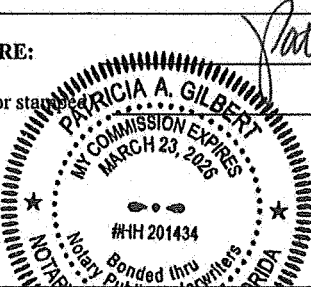
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All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the Agent Petitioner Other _____

Signature(s) _____
SCOTT PEAVLER
CRIVEN THOMPSON + ASSOCIATES, INC.

STATE OF <u>FLORIDA</u>	COUNTY OF	<u>BROWARD</u>
The foregoing instrument was acknowledged before me this <u>15th</u> day of, <u>NOVEMBER</u> 20 <u>24</u>		
By (Name of Person Acknowledging) <u>SCOTT PEAVLER</u>	She/he is personally known to me or has produced _____ as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE:		
Name – Must be typed, printed, or stamped	<u>PATRICIA A. GILBERT</u>	
My Commission Expires:		

STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

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VARIANCE APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercity.gov. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION # _____

DATE PETITION FILED: _____

Date of Pre-Submittal Meeting: 07/15/2024

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROPERTY INFORMATION

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

3600 N University Drive, Cooper City, FL

SIZE AND DIMENSIONS OF PROPERTY:

6.99 acres

III. VARIANCE REQUEST(S)

Attach Separate Sheet(s) if More Space is Needed.

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-4(g)	Parking counted as "Community Assembly"	Parking ratio reduced to 1 parking space per 150	~33% (12 spaces)
	One parking space for each 100 square feet	square feet of floor area for up to 3,600 square feet, 24 spaces,	
	of gross floor area without fixed seats, 36 spaces.	of small-scale fitness studios such as a yoga studio,	
		boutique fitness center, and similar uses with	
		an average occupancy of no more than 40 persons.	

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	IRR 3.663	PMUD	Multifamily Residences
SOUTH	C	PMUD	Bank/Offices
EAST	C	B-2 (Davie)	Office Park
WEST	IRR 3.663	PMUD	Single Family Homes

V. VARIANCE CRITERIA

Please address each of the following review criteria in an attached justification statement.

- (a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.



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- (b) The special and unique conditions are not directly attributable to the actions of the petitioner.
- (c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.
- (d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.
- (e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.
- (f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Variance Application	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
14	Surveys and 1 Signed & Sealed Survey	<input type="checkbox"/>
14	Architectural Plans (if applicable – check with staff)	<input type="checkbox"/>
14	Site Plans	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input type="checkbox"/>
14	Justification Statements	<input type="checkbox"/>
1	List of names & addresses of property owners in the 700' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (with labels already on the envelopes)	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	<input type="checkbox"/>

VI. STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

- (a) *Purpose and intent.* For purposes of this section, “variance” shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.
 - (1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.



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Applicants for use variances shall submit with their application, a statement from a Florida registered engineer explaining the unique circumstances of the site which would preclude alternate development within the permitted uses of the zoning district.

- (c) *Application.* Any person applying for a building permit found to be in non-conformance to the city zoning code may apply for a variance from the existing zoning regulations of the city if found to be in accordance with subsection (b) above, and the procedures for requesting a variance which are set forth as follows:
- (1) Clear architectural plans and site plan shall be submitted, prior to variance application, to the building department, in such detail that all required variances to the city code may be determined by city staff.
 - (2) The building department shall issue to the applicant in writing a letter indicating:
 - a. Administrative denial of application for a building permit;
 - b. That the city has received plans in such detail as to enable determination of all required variances to specific sections of the city code;
 - c. A specific list of variances required in order for the plans to be in complete compliance with the city code.
 - (3) Filing of variance application shall be in duplicate, on forms to be supplied by the city, with the city clerk. The application must be accompanied by the letter required in subsection (2) above, and shall include the following:
 - a. Name of applicant;
 - b. Applicant's relation to the property involved;
 - c. The legal description of the property;
 - d. The variance(s) from existing regulations requested;
 - e. The hardship for requesting the variance(s).
 - f. A copy of the administrative denial from the building department.
 - (4) Each application for a variance shall be accompanied by a fee (refer to fee schedule), payable to the city. Said fee shall be nonrefundable, provided, however, the city commission shall have the authority to direct the refunding of said fee in their sole and exclusive discretion.
- (ci) *Scheduling of public hearings.* Upon receipt of the application the city clerk shall docket same for a public hearing to be held for review and recommendation by the planning and zoning board at the next regular meeting of the planning and zoning board, which shall be at least twenty-five (25) days subsequent to the date of the filing of the application. The city clerk shall docket same for a public hearing to be held by the city commission at the next regular or special meeting of the city commission, which shall be at least twenty-five (25) days subsequent to the date of the filing of the recommendation by the planning and zoning board.
- (cii) *Notification.*
- (1) Notice of each meeting shall be published by the city clerk in a newspaper of general circulation in the city, which notice shall be published once, with the dates of the respective meetings.
 - (2) The city clerk shall send notice of the aforesaid planning and zoning board meeting and city commission public hearing by first class United States mail to each owner of real property located within seven hundred (700) feet of the property on which the variance is requested. Notice of said meetings shall also be sent, via certified mail, to the petitioner.
 - (3) Notice of each public hearing shall be posted in a conspicuous place in the city hall at least fifteen (15) days prior to the date of the hearing.



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- (f) *Planning and zoning board action.* The planning and zoning board shall consider the application for the variance at the meeting docketed by the city clerk, and may recommend approval of the variance as requested, recommend approval as amended, recommend disapproval or table the variance.
- (g) *City commission action.* The city commission shall consider the application for the variance at the hearing docketed by the city clerk, and the approval of the variance as requested or as amended by the commission shall only be on the affirmative vote of at least three (3) members of the commission.
- (h) *Expiration of approval.* Any variance authorized by the city commission shall expire ninety (90) days after the date of action on the variance by the city commission unless building permit, based upon and incorporating the variance, is issued within the aforementioned ninety (90) day period.
- (i) *Reapplication.* Upon rejection by the city commission of any application for a change, exception, and/or variance in existing zoning ordinances and regulations as same affects a specific lot, piece or parcel of land in the city, a period of not less than twelve (12) months shall elapse before the city commission will accept other, further, or new applications for the same change, exception, and/or variance, regardless of the identity of the petitioner.

(Ord. 95-4-2, § 1, 4-11-95)

Sec. 23-154. Additional fees for rezonings and variances.

In addition to all other fees required in connection with an application for a zoning change or an application for a granting of a variance, the applicant shall pay unto the city the actual cost incurred by the city in the completion of the ownership search of adjacent property owners who are required to receive notification of the application, the cost of publication of the notice and the cost of mailing and duplicating the notice. The city shall upon a determination of the exact cost as aforesaid forthwith notify the applicant of the costs incurred or to be incurred as hereinabove set forth and may defer any further action upon the application for rezoning or for a variance until the aforesaid costs have been paid in full, which costs shall be determined to be a part of the application fee, and in addition to any amount otherwise required. The city may, as a condition precedent to taking any action on the application, require the posting of a deposit in an amount estimated by the city to be the costs to be incurred as aforesaid. All funds received hereunder shall be receipted and deposited in the same manner as the application fee heretofore required on the applications for rezoning and/or granting of variances.

(Ord. No. 03-1-4, § 1, 1-28-03)
Rev. Suppl. No 5 (July, 2003)