

1 MS. KEON: It's only a recommendation.
 2 MR. RIEL: All right, and then we need a
 3 motion on the change in zoning.
 4 CHAIRMAN KORGE: Okay. Is there a
 5 motion --
 6 MR. RIEL: It's number seven.
 7 CHAIRMAN KORGE: A motion on the change in
 8 zoning. This was the Code text amendments.
 9 MS. HERNANDEZ: Right.
 10 CHAIRMAN KORGE: Now we need a motion on
 11 the change in zoning.
 12 MR. RIEL: Change of zoning, which actually
 13 assigns the UCD district to the campus.
 14 MS. HERNANDEZ: Right.
 15 MS. KEON: Okay, I will move the motion. I
 16 will move the change in the zoning map.
 17 CHAIRMAN KORGE: Is there a second?
 18 MR. FLANAGAN: Second.
 19 CHAIRMAN KORGE: It's been moved and
 20 seconded. Is there any discussion on the
 21 change in zoning?
 22 MR. COE: Call the question, Mr. Chairman.
 23 CHAIRMAN KORGE: No discussion? Then we'll
 24 call the roll, please.
 25 MR. BOLYARD: Eibi Aizenstat?

1 We have one more item on the agenda,
 2 Application Number 07-10-111-P, a change of
 3 land use from Commercial Use, Mid-Rise
 4 Intensity, to Commercial Use, High-Rise
 5 Intensity, for a 1.2 acre parcel in the Crafts
 6 Section, at 272 Valencia.
 7 MR. CARLSON: Good evening. If I may, I'd
 8 like to give a brief introduction to what's
 9 being proposed, and then open it up to the
 10 applicant to give a detailed description of the
 11 request.
 12 What this proposal is, is a change of
 13 zoning for the property on Salzedo Street,
 14 which is the Mercedes Benz parking lot. It's
 15 on the east side of Salzedo Street. The
 16 request is to change --
 17 MR. RIEL: A change in land use, Walter.
 18 MR. CARLSON: A change in land use, excuse
 19 me.
 20 MR. RIEL: Not zoning.
 21 MR. CARLSON: Excuse me, a change of land
 22 use. The change of land use is from
 23 Commercial, Mid-Rise, to Commercial, High-Rise.
 24 What's before you is tonight is only the
 25 change of land use. There is no application

1 MR. AIZENSTAT: Yes.
 2 MR. BOLYARD: Robert Behar?
 3 MR. BEHAR: Yes.
 4 MR. BOLYARD: Jack Coe?
 5 MR. COE: Yes.
 6 MR. BOLYARD: Jeffrey Flanagan?
 7 MR. FLANAGAN: Yes.
 8 MR. BOLYARD: Pat Keon?
 9 MS. KEON: Yes.
 10 MR. BOLYARD: Tom Korge?
 11 CHAIRMAN KORGE: Yes.
 12 We have one more item on the agenda for
 13 tonight?
 14 MR. RIEL: Yes.
 15 MR. COE: We have one more item.
 16 CHAIRMAN KORGE: Okay. Thank you very
 17 much.
 18 MR. RIEL: Do you want to take a two-minute
 19 break?
 20 CHAIRMAN KORGE: Yeah, we'll take a two or
 21 three-minute break.
 22 MR. RIEL: Three-minute break.
 23 (Thereupon, a recess was taken.)
 24 CHAIRMAN KORGE: The recess is over. We're
 25 back, ready to go.

1 been submitted for the site plan review. The
 2 site plan review application will come before
 3 you when a proposal is made to vacate the
 4 alleyway. A vacation of an alleyway requires
 5 submittal of a site plan review with it, and
 6 that's when that would come forward to you.
 7 In your Staff Report, Staff found that the
 8 proposal is consistent with the Comprehensive
 9 Plan's goals, objectives and policies. The
 10 proposed land use designation is consistent
 11 with the property's existing commercial zoning
 12 designation. The infill development of the
 13 property is in character with other similar
 14 commercial projects which are being developed
 15 in the CBD, and the proposal would not
 16 adversely affect the use of other properties in
 17 the area. And finally, as I mentioned
 18 previously, any future development of the
 19 property would require a site plan review, at
 20 public hearings before both you and the
 21 Commission.
 22 Staff is recommending approval of this
 23 request, and as I said at the beginning, the
 24 applicant is here to present their proposal in
 25 detail.

1 MR. BEHAR: Wally, a question for you. The
2 two buildings that are immediately to the west,
3 between LeJeune and Salzedo, on that same
4 block -- right?

5 MR. CARLSON: Immediately to the west.

6 MR. BEHAR: Yeah, well, immediately --
7 just, you know, right abutting LeJeune Road,
8 the bank building and the condominium building,
9 how tall are those buildings; do we know?

10 MR. CARLSON: In the --

11 MR. BEHAR: It's comparable to these,
12 right? It's comparable to what the application
13 is requesting?

14 MR. CARLSON: Well, in Staff's report, we
15 do have -- We give it in stories.

16 MR. COE: West.

17 MR. CARLSON: We have the surrounding
18 uses --

19 MR. BEHAR: It's comparable?

20 MR. CARLSON: -- which is on Page 3 of 11,
21 and to the west, it's a three-story commercial
22 building and a four-level parking garage.

23 MR. BEHAR: But --

24 MR. CARLSON: Above -- beyond that?

25 MR. BEHAR: Beyond that.

1 MS. KEON: On LeJeune.

2 MR. BEHAR: On LeJeune, there's like a 14,
3 15-story --

4 MR. CARLSON: It's a high-rise building.

5 MR. BEHAR: It's a high-rise, correct.

6 MR. CARLSON: And I don't know if it's --

7 MS. KEON: Next to the Publix, what is
8 that?

9 MR. CARLSON: That's correct.

10 MR. FLANAGAN: That's the 2655 LeJeune.

11 MR. BEHAR: It's the Ocean Bank building
12 and the other Oscar Roger project.

13 MS. KEON: Right. How big are those? How
14 high are those?

15 MR. BEHAR: I think they're comparable
16 to what they're --

17 MR. RIEL: They're high-rise.

18 MR. CARLSON: They're both -- They're both
19 high-rise. I don't know if they're exactly the
20 same.

21 MR. BEHAR: So this is -- within the
22 context of that area, is compatible?

23 MR. CARLSON: That's correct.

24 MR. COE: This is what we did with the City
25 with their garages, correct?

1 MR. CARLSON: That's correct.

2 MR. COE: When we changed that. So, if we
3 did that for the municipal use, this is just a
4 private developer, wanting to basically do the
5 same thing, essentially; is that correct?

6 MR. BEHAR: Right.

7 CHAIRMAN KORGE: Right.

8 MR. CARLSON: It's a similar request.

9 CHAIRMAN KORGE: Does the applicant want to
10 make its presentation?

11 MR. AIZENSTAT: Does he want to finish?

12 CHAIRMAN KORGE: I'm sorry, the Board
13 questioned -- I thought he was, but --

14 MR. AIZENSTAT: Was he done with his --

15 MR. RIEL: Yes, he's finished.

16 CHAIRMAN KORGE: Wally? Were you finished,
17 Wally?

18 MR. RIEL: Yes, he's finished.

19 CHAIRMAN KORGE: Yeah.

20 MR. BEHAR: You had questions?

21 MR. COE: Wally's finished.

22 CHAIRMAN KORGE: Why don't we just save the
23 questions until after Mr. Guilford makes his
24 presentation, and hear any public comments,
25 because we're running out of time.

1 MR. GUILFORD: Good evening, Mr. Chairman,
2 Members of the Board. For the record, my name
3 is Zeke Guilford, along with Mort Guilford,
4 with offices at 2222 Ponce de Leon Boulevard.
5 We have the great pleasure of representing
6 Brockway Valencia, LLC, and Brockway Limited,
7 the owners of the property at 272 Valencia.

8 Here with me this evening is the
9 architects, Mr. Marshall Bellin, and Glenn
10 Pratt, along with Jim Eagleton, the owner's
11 representative.

12 Tonight, what we're requesting is a change
13 in the future land use map from mid-rise
14 intensity to high-rise intensity, for the
15 property -- the Lots 1 through 9 and 37 through
16 46 of Block 10. This is really the Smart Car
17 site, and I have it highlighted in a red square
18 over there, so it's actually more than just the
19 little building at 272. It's actually a
20 51,000-square-foot building site. We want to
21 make it perfectly clear this evening, we're not
22 asking for a change in zoning, we're not asking
23 for any additional square footage, only
24 allowable height.

25 We're also not asking for a site plan this

1 evening, because a site plan will have to come
2 back to you at a later date, so you will see --
3 actually see the final project at a later time.

4 However, what we wanted to really do is
5 just take a couple minutes and explain to you
6 why we think the additional height is
7 applicable to this project, and Mr. Behar, I
8 believe I'm going to kind of direct this
9 towards you, as the architect on the Board this
10 evening.

11 Really, what we want to do is, we asked
12 Marshall and Glenn, is to create a site plan in
13 elevations, in order that they could show what
14 could be built, and something that would be
15 aesthetically pleasing to the City. Let me
16 take a moment and go through them.

17 Again, we have the site here, Salzedo,
18 Almeria, Valencia. When we asked Glenn to
19 actually prepare the site plan, what he
20 actually thought was one of the important
21 things for urban development and urban infill,
22 is essentially create a city plaza. So what he
23 did is, actually, he set the building back 50
24 feet, and really, this is -- You can actually
25 see this in place today, at the old fire

1 station, police station, where they created
2 that plaza area in front of the new gallery.
3 However, this is twice as big. This is over
4 10,000 square feet of essentially city plaza
5 area, where people could get together, have
6 lunch, and actually come together. So, by
7 setting it back, you actually created a
8 situation where you decrease your building site
9 area.

10 What we ended up with is a 13-story
11 building, but however, it's extremely boxy, and
12 as a matter of fact, I told Glenn, I said,
13 "Glenn, this is definitely not one of your best
14 projects I've ever seen drawn," but again, he
15 thought it was important to have the plaza.

16 I said, "What can you do if you follow the
17 Charrette of 2002, and you actually -- " With
18 the Charrette, it talks about layering vertical
19 breaks, as well as horizontal breaks. So the
20 whole point is to break up the building, break
21 up the massing, so you have something very
22 aesthetically pleasing.

23 And what he came back with is actually a
24 very beautiful building. It breaks both
25 vertically, it breaks horizontally, but the

1 thing is, you end up, between those two
2 drawings -- this site plan, this elevation, has
3 two more stories. I think we can all agree
4 this is a better-looking building, but it
5 creates additional height.

6 So what happens is -- I like to refer to it
7 as kind of the balloon. When you have the
8 balloon and you start squeezing the balloon in,
9 the only way it can go is vertical, and that's
10 really what we've tried to show here today, is,
11 as you try to create certain things and create
12 a beautiful building, and you create the
13 massing, it has to go up.

14 Also, I think it's important to point out
15 that before we had comprehensive land use
16 plans, before we had future land use maps,
17 before we had the Mediterranean design bonuses,
18 the City of Coral Gables actually took certain
19 pieces of property out of the general
20 provisions of the Zoning Code, and they created
21 special zoning for particular pieces of
22 property. It became known as site-specific
23 regulations. This block has a site-specific
24 regulations of a height of 150 feet, long
25 before the future land use map, long before the

1 Comprehensive Plan. It was intended, from
2 early on, that this site was to have a height
3 of a hundred and -- or up to a height of 150
4 feet.

5 But there's one problem. Later, you put on
6 the future land use map of a mid-rise
7 intensity. The maximum height you can go in a
8 mid-rise intensity is 97 feet. You can never
9 get to the site-specific of 150 feet that is
10 set forth in the Zoning Code for this block.

11 Now, Mr. Chairman, I think Judge Coe had
12 already mentioned earlier, there were two
13 parking garages that recently came before you,
14 asking for -- asking a change from mid-rise
15 intensity to high-rise intensity. One of the
16 sites is smaller than this one. One is
17 actually approximately the same size. But they
18 are, in fact, the same application that is
19 before you. I actually think ours is a better
20 parcel, in order to create that, because it's
21 not long and narrow; it actually is more of a
22 box, so you can do more with it than the
23 garages.

24 However, in light of the approvals of the
25 parking garages, Staff's recommendation of

1 approval, as well as what we have presented to
2 you tonight, we would sincerely ask for your
3 favorable recommendation of this application.
4 And if you have any questions, we're more than
5 happy to answer them.

6 MR. BEHAR: Mr. Guilford, I do have a
7 question.

8 MR. GUILFORD: Sure.

9 MR. BEHAR: The land use plan shows like an
10 alley behind the property --

11 MR. GUILFORD: Correct.

12 MR. BEHAR: -- that exits onto Valencia.

13 MR. GUILFORD: Correct.

14 MR. BEHAR: Right? In the proposed land
15 use, there's no -- The alley has a dead end.

16 MR. GUILFORD: Right.

17 MR. BEHAR: How is the alley going to be
18 reconfigured to have --

19 MR. GUILFORD: Right. We are actually
20 going to reconfigure the alley, and that is the
21 reason it has to come back to you. In fact, I
22 believe that alley was actually -- and I may be
23 wrong, but we actually proposed that alley to
24 go out to Valencia. We did not move forward
25 with that application, years ago, and I think

1 that ordinance has been rescinded, if I'm not
2 mistaken, so we are going to have to come back
3 at a later date with a change of that alley,
4 and to be honest with you, frankly, I think it
5 should go out to the other side, because that
6 way, you have two-way traffic. So I think
7 there's definitely the opportunity --

8 MR. BEHAR: That would be my concern, not
9 ending up with a dead end on that alley.

10 MR. GUILFORD: No, absolutely. Absolutely.

11 MR. BEHAR: Now, Mr. Riel, a question for
12 you. This is essentially a spot zoning or --
13 you know, when you allowed half the block,
14 you're changing it, right? Is that -- Am I
15 not --

16 MR. RIEL: No, it's not. It's not
17 considered spot zoning. Spot zoning is a
18 zoning category that is entirely surrounded by
19 an uncomplementary land use or zoning. As an
20 example, a single-family home surrounded by
21 high-rise commercial.

22 MR. BEHAR: But you -- within that block or
23 half a block, it looks like, up front on Ponce,
24 you already have the high-rise designation.

25 MR. GUILFORD: That's correct.

1 MR. BEHAR: Okay. Then, if you're going to
2 put it on the west side of this block, doesn't
3 it make sense just to amend the whole entire
4 block, you know --

5 MR. GUILFORD: Well, unfortunately, we
6 cannot come forward with that, because we are
7 not -- we are not the property owners for that.
8 The only thing we can change is the property
9 that we have -- we have ownership of.

10 MR. BEHAR: Okay.

11 MR. FLANAGAN: But it's the same issue when
12 we did the parking garages; we only took bits
13 and pieces of each block, and I think some of
14 us had concerns about that. You know, when I
15 first looked at this, I was concerned that we
16 were -- We seem to be piecemealing the land use
17 map modifications in this area.

18 MR. RIEL: And I can tell you, that's how
19 it's been done --

20 MR. FLANAGAN: Okay.

21 MR. RIEL: -- for some time, but, you know,
22 we do contact the adjoining property owners,
23 but, you know, besides contacting them, you
24 know, we don't typically go and initiate land
25 use and zoning changes to make the whole block

1 inconsistent (sic). I mean, that reliance --

2 MR. BEHAR: I'm in favor of it. I'm in
3 favor of something like this, but I'm in favor
4 of doing it, you know, north, all the way to,
5 let's say, Miracle Mile, so you have -- you
6 know, because right now, if you look at the
7 proposed, you know, there's bits and pieces
8 that are not -- it doesn't complete the puzzle.

9 MR. FLANAGAN: Can I -- Mr. Guilford --

10 MR. GUILFORD: Sure.

11 MR. FLANAGAN: On that site-specific zoning
12 overlay --

13 MR. GUILFORD: Sure.

14 MR. FLANAGAN: Is the 150 feet -- is that
15 overlay still in effect today?

16 MR. GUILFORD: Yes. It's actually --

17 MR. FLANAGAN: Okay.

18 MR. RIEL: What happened was, the City
19 had -- in advance of the Comprehensive Plan,
20 pursuant to the 1975 Growth Management Act, the
21 City had site-specific standards that date back
22 to probably the '40s, '50s and '60s, and in
23 fact, the first Zoning Code in the City, in
24 1929, had site-specifics on it.

25 CHAIRMAN KORGE: Why? Do you have any

1 idea?

2 MR. RIEL: That's just how the City did
3 land use and zoning, in terms of, you know, the
4 parameters.

5 CHAIRMAN KORGE: That's not what I mean. I
6 mean, was it like, that was the idea, that
7 there would be a really tall building in that
8 location?

9 MR. GUILFORD: It's actually this whole
10 area -- to kind of get to Mr. Behar -- is --
11 was high-rise, was 150 feet.

12 CHAIRMAN KORGE: Okay.

13 MR. GUILFORD: So this whole section --
14 actually, I go back to -- I wish Mr. Siemon was
15 still here, but here's a Zoning Code from 1980,
16 nice and thick, and it has that same provision
17 in there. So we're even -- so it's been
18 around. This is not something new. It has
19 been around, as Mr. Riel has said, for years
20 and years and years.

21 CHAIRMAN KORGE: Any other discussion or
22 questions?

23 MS. KEON: Well, just the whole issue of
24 that issue, to continue, you know, what you
25 both have said --

1 MR. RIEL: And you know that as you
2 would --

3 CHAIRMAN KORGE: And then they don't --
4 Excuse me for interrupting, but they don't --
5 the property owners of the smaller parcels
6 don't have an incentive or a vision to combine
7 properties since, you know, it's zoned for
8 lower use, and a lower rise use, so it's less
9 likely to occur. It shouldn't -- I mean, it
10 would make more sense to do it uniformly, for
11 the City to just do it as part of a change in
12 its Comprehensive Land Use Map, but that's not
13 going to happen tonight.

14 MR. RIEL: No. I mean, in fact, when we
15 did the Comp Plan, and I've done it for other
16 local governments, when you start getting into
17 the mapping issues of changing land use and
18 zoning, it becomes a very complicated process,
19 and I can tell you, by having the experience of
20 going through it in one city, it took an
21 additional two and a half to three years, if
22 you start changing the map designations,
23 because --

24 CHAIRMAN KORGE: Well, we've run out of
25 time tonight, so we need a motion to extend a

1 MR. BEHAR: Well, we can't unless the
2 property owners come in.

3 MS. KEON: So the only way that that
4 happens, then, is if someone comes in and they
5 make that application --

6 MR. COE: Right.

7 MS. KEON: -- to do that?

8 MR. RIEL: And then, also, you have to
9 understand, to go high-rise, you have to have a
10 minimum of 200 foot of frontage and 20,000
11 square foot.

12 MS. KEON: Right.

13 MR. RIEL: So, if you have a lot of
14 different property owners -- and I can tell
15 you, in fact, the City has a parcel at the end
16 of that block that doesn't meet the 20,000-
17 square-foot, you know, minimum standards to go
18 high-rise, so --

19 MS. KEON: Right.

20 MR. BEHAR: And that's probably -- You're
21 right, but that's probably, also, probably the
22 biggest mistake that we'll be making, because
23 you're going to have a tall, 15-story building
24 and then have a one-story building.

25 MR. FLANAGAN: Right.

1 few minutes to finish this up.

2 MR. COE: So what do you figure, twenty
3 minutes?

4 MS. KEON: Fifteen.

5 MR. BEHAR: No, ten minutes.

6 MR. COE: Ten minutes?

7 MR. AIZENSTAT: Fifteen minutes.

8 MR. COE: Fifteen. Let's do it fifteen
9 minutes.

10 CHAIRMAN KORGE: There's a motion to
11 extend, 15 minutes.

12 MR. COE: Second, fifteen minutes.

13 CHAIRMAN KORGE: Second. Call the roll on
14 the motion, please.

15 MR. BOLYARD: Jack Coe?

16 MR. COE: Yes.

17 MR. BOLYARD: Jeffrey Flanagan?

18 MR. FLANAGAN: Yes.

19 MR. BOLYARD: Pat Keon?

20 MS. KEON: Yes.

21 MR. BOLYARD: Eibi Aizenstat?

22 MR. AIZENSTAT: Yes.

23 MR. BOLYARD: Robert Behar?

24 MR. BEHAR: Yes.

25 MR. BOLYARD: Tom Korge?

1 CHAIRMAN KORGE: Yes.
 2 I don't think we're going to get two and a
 3 half years, so let's move on with --
 4 MR. BEHAR: Well, maybe that could be a
 5 good --
 6 MR. COE: Do we have public comments?
 7 CHAIRMAN KORGE: We're going to, as soon as
 8 we finish with --
 9 MR. COE: Is there anybody that's signed
 10 up?
 11 MR. BOLYARD: No.
 12 MR. RIEL: No, nobody's signed up.
 13 CHAIRMAN KORGE: Nobody has signed up.
 14 Are there any more questions for the
 15 applicant? None? I'll open it for a motion.
 16 MR. BEHAR: I make a motion to approve.
 17 CHAIRMAN KORGE: Is there a second?
 18 MR. FLANAGAN: Second.
 19 CHAIRMAN KORGE: Moved and seconded. Any
 20 discussion on the motion? Pat?
 21 MS. KEON: I do have a -- You know what, I
 22 always have a concern that eventually -- and
 23 maybe it doesn't apply to this, but as you
 24 piecemeal this, and I think that's really just
 25 more a policy of the City, that as you

1 piecemeal -- piecemeal the change in land use,
 2 and somebody maybe begins to assemble parcels,
 3 that person who is not part of that assemblage
 4 and isn't aware of it or whatever, I think, is
 5 done harm by that piecemeal process. You know,
 6 I -- I -- I don't think there's anything you
 7 can do about it tonight, but it's more to speak
 8 to -- and since we're not going to have you
 9 anymore, anyway, I don't know what I'm -- I
 10 guess it's irrelevant. Forget it.
 11 CHAIRMAN KORGE: It would be better policy
 12 if we --
 13 MS. KEON: It would be better policy.
 14 Maybe we can just make that remark. It would
 15 be far better policy if we would, you know,
 16 treat neighborhoods of interest in a similar
 17 fashion.
 18 MR. FLANAGAN: And especially here, if
 19 you've got this longstanding site-specific --
 20 MS. KEON: Yes.
 21 MR. FLANAGAN: -- zoning regulation that
 22 that allowed you, at one point, to go up to 150
 23 feet.
 24 MS. KEON: It should be revisited and it
 25 should be taken care of, so you don't have to

1 come before us every time, that's all I'm
 2 saying. Okay, that's all. I'm sorry.
 3 CHAIRMAN KORGE: No further discussion?
 4 Would you call the roll on the motion,
 5 please?
 6 MR. BOLYARD: Jeffrey Flanagan?
 7 MR. FLANAGAN: Yes.
 8 MR. BOLYARD: Pat Keon?
 9 MS. KEON: Yes.
 10 MR. BOLYARD: Eibi Aizenstat?
 11 MR. AIZENSTAT: Yes.
 12 MR. BOLYARD: Robert Behar?
 13 MR. BEHAR: Yes.
 14 MR. BOLYARD: Jack Coe?
 15 MR. COE: Yes.
 16 MR. BOLYARD: Tom Korge?
 17 CHAIRMAN KORGE: I don't know, the -- Yes.
 18 MR. GUILFORD: Thank you all very much.
 19 MR. COE: Move adjournment, Mr. Chairman.
 20 CHAIRMAN KORGE: We're adjourned. I hope
 21 we'll see you at the next meeting, Eric.
 22 MS. KEON: Are you going to be at the next
 23 meeting?
 24 MR. RIEL: I don't know the answer to that.
 25 MS. KEON: Oh.

1 MR. AIZENSTAT: What date is the next
 2 meeting supposed to be?
 3 MR. RIEL: October 13th.
 4 MR. AIZENSTAT: October 13th.
 5 MR. COE: If we have the meeting, it's
 6 October 13th.
 7 MR. BEHAR: Well, we certainly hope to have
 8 the meeting with Mr. Riel as the Staff
 9 Director.
 10 MR. RIEL: Appreciate that. Thank you.
 11 MR. BEHAR: For the record, I hope that Mr.
 12 Riel will still be here for the October 13th
 13 meeting.
 14 MS. KEON: I will not be here on the 13th.
 15 CHAIRMAN KORGE: Where are you going to be?
 16 MR. COE: Nor will I be here on the 13th,
 17 as I advised Mr. Riel. I'm in trial.
 18 (Thereupon, the meeting was adjourned at
 19 9:05 p.m.)
 20
 21
 22
 23
 24
 25

CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomat
Reporter, Florida Professional Reporter, and a Notary
Public for the State of Florida at Large, do hereby
certify that I was authorized to and did
stenographically report the foregoing proceedings and
that the transcript is a true and complete record of my
stenographic notes.

I further certify that all public speakers were
duly sworn by me.

DATED this 20th day of September, 2010.

JOAN L. BAILEY, RDR, FPR

Notary Commission Number DD 64037

Expiration June 14, 2011.

