

**ORDINANCE NO. 2012-11**

**AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTION 30-103 “HOTEL RESORT DISTRICT;” PROVIDING FOR AMENDMENTS TO SECTION 30-103(A) RELATING TO THE PURPOSE AND USES; PROVIDING FOR AMENDMENTS TO SECTION 30-103(B) RELATING TO THE DEVELOPMENT REGULATIONS; PROVIDING FOR AMENDMENTS TO SECTION 30-184 “AMOUNT OF REQUIRED OFF-STREET PARKING” RELATING TO THE REQUIRED OFF-STREET PARKING FOR HOTELS AND MOTELS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village Council requested that the Zoning Ordinance Review Committee (the “ZORC”) review and analyze the existing Hotel Resort District regulations within the Village; and

**WHEREAS**, the Village Council reviewed the ZORC recommendations at several public meetings and workshops; and

**WHEREAS**, after review of the ZORC recommendations as well as receiving public input and comments, the Village Council desires to amend the Hotel Resort District regulations as well as related off street parking regulations; and

**WHEREAS**, the Village Council, sitting as the Local Planning Agency, has reviewed the proposed amendments and recommends approval; and

**WHEREAS**, the Village Council finds that this Ordinance is consistent with the Comprehensive Plan; and

**WHEREAS**, the Village Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate, and advances the public interest.

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AS FOLLOWS<sup>1</sup>:**

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<sup>1</sup> Coding: underlined words are additions to existing text, struck through words are deletions from existing text, shaded text reflects changes made from First Reading.

**Section 1.** The preceding “Whereas” clauses are ratified and incorporated as the legislative intent of this Ordinance.

**Section 2. Amendment to Section 30-103 of the Village Code.** Section 30-103 “Hotel Resort District” of the Village Code of Ordinances is hereby amended to read as follows:

**Sec. 30-103. Hotel Resort District.**

(a) *Purpose and Uses.*

TABLE INSET:

District Purpose	Main Permitted Uses	Conditional Uses	Accessory Uses	Prohibited Uses
This district is designed to promote the Development of ocean resort Hotels and multiple Family residences.	Hotel  Apartment Building	None	Any Use that is customarily associated with the Main Permitted Uses (See sec. 30-111)	Any Use not listed as a Main Permitted Use, Conditional Use, or Accessory Use (See sec. 30-113)

(b) *Development Regulations.*

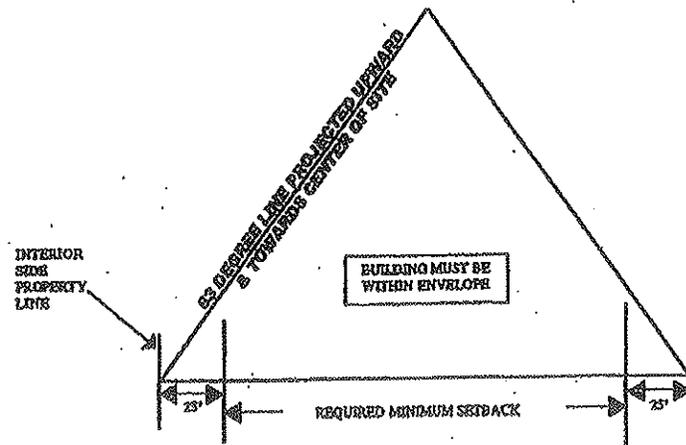
TABLE INSET:

Density	Maximum Height	Lot Coverage	Minimum Lot Area
Hotel 30 Units per acre No Development shall exceed 350 Hotel Units Apartment Building 16 Units per acre If a Development contains Hotel and Apartment Units, then Lot area, which is counted towards one Use, cannot be counted towards another Use.	150 ft. , <u>except:</u> (1) <u>within 300 feet of the Village Residential Zoning District the maximum height shall be 35 feet;</u> and (2) <u>east of the Coastal Construction Line the maximum height shall be 20 feet.</u>	.40	The <u>minimum lot area shall be the existing Lot size (or where applicable the established combination of Lots) as of the adoption of this regulation. site shall be subdivided as of the date of this ordinance.</u>

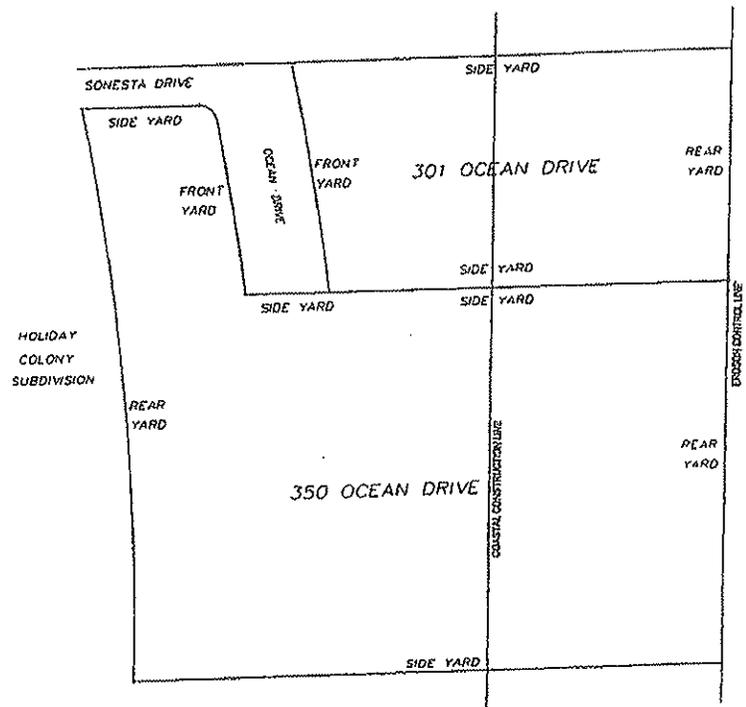
TABLE INSET:

	Setback	Floor Area Ratio
Front:	<p>25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft. <u>The location of the Front Yard shall be as shown on the Yard Determination Sketch.</u></p>	<p><del>1.72</del> .40, however oceanfront and bayfront Buildings that provide a 7.5 ft. dedicated Easement on each side of the property from the Street to the beach shall use the following:</p>
Side:	<p>25 ft. minimum (however no portion of Building may extend beyond a "building envelope" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each, * see sketch below). <u>The location of the Side Yard shall be as shown on the Yard Determination Sketch.</u></p> <p>-</p> <p>Side Setbacks shall be measured from the dedicated Easement as required in the Floor Area Ratio calculation.</p>	<p><del>1 Story .40 4 Story 1.00 7 Story 1.60</del>  <del>2 Story .60 5 Story 1.20 8 Story 1.80</del>  <del>3 Story .80 6 Story 1.40 9 Story + 2.00</del>The dedicated Easement shall be counted in the Floor Area Ratio calculation. The Easement shall be improved with landscaping and a hard paved surface. The improvements shall require approval by the Building, Zoning, and Planning Director prior to the issuance of a building permit and must be installed prior to the issuance of a certificate of occupancy.</p>
Rear:	<p>25 ft. + 5 ft. per floor above the first floor but not to exceed 50 ft. <u>The location of the Rear Yard shall be as shown on the Yard Determination Sketch.</u></p>	

# BUILDING ENVELOPE SKETCH



# YARD DETERMINATION SKETCH



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**Section 3. Amendment to Section 30-184 of the Village Code.** Section 30-184 “Amount

of required off-street Parking” of the Village Code of Ordinances is hereby amended to read as follows:

**Sec. 30-184. Amount of required off-street Parking.**

(a) The required off-street Parking spaces shall be provided and maintained on the basis of the minimum requirements listed in this article.

Use	Required Number of Spaces	Special Conditions Additional Required Spaces
***	***	***
(6) Hotel or Motel	† .75 per Unit. However, if the vehicles in the Parking Garage are located in a Structure that is below Base Flood Elevation and the Parking Garage is operated as a valet service, then the parking spaces may be shown on the site plan in an any arrangement, subject to the provisions in Section 30-73 of the Village Code. The site plan application shall include a valet parking plan that presents the arrangement of vehicles and how the service is to be operated and managed.	Accessory Uses 65% of requirement if calculated as a Main Permitted Use
***	***	***

**Section 4. Resolution 2011-25.** Any use established or building(s) constructed in accordance with Resolution 2011-25 may be re-established or re-constructed consistent with said Resolution in the event of damage or destruction caused by a windstorm/hurricane event any natural disaster or other casualty.

**Section 5. Vested Rights Procedure.** That the following procedure for determination of vested rights from the application of this Ordinance shall apply:

- (1) Nothing shall be construed or applied to abrogate the vested right of a property owner to complete development of a parcel in accordance with the Village Code in effect prior to the adoption of this Ordinance, where the property owner demonstrates vested development rights under Florida law.
- (2) Any property owner claiming to have vested rights must file an application with the Village for a vested rights determination within one hundred twenty (120) days after the effective date of this Ordinance.

(3) The application for a determination of vested rights shall contain a completed application form, as prescribed by the Village Manager, including a sworn statement as to the basis upon which vested rights are asserted, a description of the nature and scope of the vested rights claimed, and any supporting documentation. The application shall be accompanied by a processing fee of \$500.00.

(4) The Village Council shall hold a quasi-judicial hearing within one hundred twenty (120) calendar days of the Village's receipt of a complete application for a vested rights determination, and based upon the evidence submitted, shall make a determination as to whether and to what extent the property owner has established vested development rights under Florida law, and the nature of such vested rights. Upon completion of the hearing, the Village Council shall enter a written decision specifying the reasons for its decision to either grant or deny a finding of vested rights, and the scope and extent of the vested rights determined, if any.

(5) Any property owner which has been granted a vested rights determination under this section shall not be subject to the specific regulations of this Ordinance, to the extent provided in the vested rights determination of the Village Council. Once the application is granted, the applicant shall be authorized to apply for development orders and permits in accordance with the vested rights determination. If the Village Council denies the applicant's request for a finding of vested rights, the applicant shall be subject to all requirements of this Ordinance.

(6) Appeals from decisions by the Village Council under this section shall be by the filing of a Petition for Certiorari in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County in accordance with the Florida Rules of Appellate Procedure for the review of the quasi-judicial decisions of municipal commissions or boards.

**Section 6. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 7. Conflicts.** All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

**Section 8. Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading

PASSED AND ADOPTED on first reading this 22<sup>nd</sup> day of November, 2011.

PASSED AND ADOPTED on second reading this 9th day of October, 2012.

  
MAYOR FRANKLIN H. CAPLAN

ATTEST:



CONCHITA H. ALVAREZ, MMC, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
VILLAGE ATTORNEY



CAMPAIGN 2012 | LIBERTARIAN PRESIDENTIAL CANDIDATE

# Johnson backs medical-marijuana drive

**The marijuana legalization proposal faces tough challenges in Florida. So does Libertarian presidential candidate Gary Johnson.**

BY MARC CAPUTO  
mcaputo@miamiherald.com

Gary Johnson, whose Libertarian presidential bid has already spooked Republicans, might get a few Democratic voters as well thanks to his support for a sleeper issue in Florida: medical marijuana.

"Johnson is expected to endorse the current effort to put a Constitutional Amendment to legalize medicinal marijuana on the Florida ballot in 2014," said Johnson's Florida political advisor, Roger Stone, a one-time GOP operative who lives in Miami Beach.

The marijuana proposal faces a series of tough challenges in Florida. And so does Johnson.

As a third-party candi-

date, the little-known former Republican governor of New Mexico doesn't have the name recognition or major financial support that Republican Mitt Romney and President Barack Obama enjoy.

Johnson's campaign says the system is rigged against other parties. He filed a federal lawsuit this week that claimed the Federal Election Commission owes the campaign \$747,115.34 in public campaign-financing money.

The FEC declined to comment.

In August, the FEC reported that it had awarded Johnson's campaign a total of \$303,751.20. The Democratic and Republican parties each received \$18,248,300 for their conventions. The two major party candidates are entitled to as much as \$92,241,400, Johnson's suit says.

Johnson has fought or is fighting Republicans with



LIBERTARIAN PARTY CANDIDATE: Gary Johnson speaks at Macalester College in St. Paul, Minn., last week.

legal challenges to get on the ballot in Virginia, Pennsylvania, Iowa, Michigan and Oklahoma. He also is suing to get into the presidential debates. The first is scheduled for next Wednesday, Oct. 3.

Mirroring Johnson's uphill struggle: The People United for Medical Marijuana

committee, called PUFMM, a largely liberal group. It has raised \$40,628 and spent \$33,470 since 2009 to get medical marijuana on the Florida ballot. It needs 676,811 valid voter signatures but has collected just 100,000 so far, said PUFMM's Florida Chairwoman Kim Russell.

If the measure makes the ballot, it would then face the daunting requirement that it pass with 60 percent of the vote.

Russell said she hoped Johnson would help spread the word of the medical-marijuana campaign.

"Hopefully it'll make a big difference," she said. "He's awesome."

Johnson doesn't have much support in Florida. He pulled just 1 percent in The Miami Herald/Tampa Bay News' latest poll.

But, as Ralph Nader proved in 2000, a percent means a lot in a tight Florida election. Nader received 1.6 percent of the vote, and many liberals blamed George Bush's 537-vote victory in Florida on Nader.

The Libertarian candidate in 2008, Bob Barr, won 0.21 percent of the Florida vote.

Stone, Johnson's advisor, believes he'll do better than Barr.

He points out that John-

son is appealing to the right for his stances on taxes and regulation. And liberals like his position on medical marijuana, which is decriminalized in 17 states and the District of Columbia. Seven more states could decide this year whether to follow suit.

Meantime, the Obama administration has begun to more aggressively use federal authority to keep pot illegal.

To get the Johnson message out, allies have passed out packs of Johnson-embellished "Live Free" rolling papers that are printed by a group calling itself the Thomas Jefferson Coalition, which features an apparently apocryphal quote from the founding father. Folks pass them out at Johnson rallies like a gay-rights discussion in Orlando.

"Pardons to all first-time non-violent drug offenders," the packs say on one side. "Haven't American families suffered enough?"

## FLORIDA LEGISLATURE

### Future speaker excels at getting lobby funds

**State Rep. Chris Dorworth's personal finances are a shambles, but he has no trouble raising and spending political money.**

BY STEVE BOUSQUET  
Herald/Times Tallahassee Bureau

TALLAHASSEE — State Rep. Chris Dorworth is a study in political contradictions.

His personal finances are a shambles, but his ability to raise and spend political money in the capital is nearly unmatched.

He has an MBA from Duke University, yet is racked by business failure: He lists a net worth of negative \$56,290 on his current financial disclosure form, making him, on paper, among the poorest members of the Florida Legislature.

His own house is in foreclosure, but he's poised to become speaker of the Florida House in two years.

Dorworth uses his power base in the Capitol and his skill at raising special interest money to sustain a nearly \$1 million personal political fund called Citizens for an Enterprising Democracy.

Super-sized campaign contributions allow Dorworth to employ a travel aide, campaign strategist, fund-raising consultant and media advisor.

He pays for airplane trips and catered meals, using unrestricted political donations from an array of interests that covet his support, from citrus growers to healthcare insurers to law firms to Internet cafes. The lawmaker from Lake Mary in Central Florida says it's central to his mission to support fellow Republicans, and that he tries to avoid the appearance of subsidizing his lifestyle with what he calls "my" money. "I'm not a man of unlimited means. You do your best to balance them both," Dorworth says.

"People want to know that the money they're giving is being used to advance the overall House Republican caucus."

When Dorworth flew to San Francisco last year — to raise money, he says — and then to Taiwan for a goodwill mission with other legislators, the fund paid for it. (The fund's website is [www.cedce.com](http://www.cedce.com). A second lawmaker, Rep. Jason Brodeur, R-Sanford, also raises money for it.)

The fund has paid for phones, office supplies and personalized Dorworth polo shirts. It racked up \$3,300 in bills in a three-month period at 101 Restaurant & Lounge, a Tallahassee watering hole where Dorworth is a presence during

### Dorworth's biggest donors

The largest individual donors to Rep. Chris Dorworth's political fund:

Name	Amount	Purpose
Disney Worldwide Services	\$155,000	Entertainment
Automated Healthcare Solutions	\$55,000	Medical billing
FOCCE	\$50,000	Optometrists
Southern Gardens Citrus	\$32,500	Citrus grower
Taxpayers Against Insurance bad faith	\$32,500	Lawyers

Source: Citizens for and Enterprising Democracy ([www.cedce.com](http://www.cedce.com))



FLORIDA HOUSE OF REPRESENTATIVES

SET TO BECOME HOUSE SPEAKER IN 2014: Chris Dorworth, R-Lake Mary.

legislative sessions.

Dorworth also reimbursed himself nearly \$32,000 in out-of-pocket expenses from the fund at a time when his personal net worth was plummeting. Most expenses were in 2009 and 2010 when he was running for speaker, and he said he has never personally benefited from the fund.

"It is a dutiful and diligent exercise," Dorworth says. "I am ever mindful of the watchful eye of the people and the press."

Critics say Dorworth is a prime example of why the Legislature is unpopular and viewed as a tool of moneyed interests.

"Rep. Dorworth is feeding at the trough of a legislatively created monster that allows corporations and special interests to give unlimited contributions," said Deirdre Macnab, president of the League of Women Voters of Florida. "These 'legal' contributions make Main Street voters' contributions, limited strictly to no more than \$500, look like a speck of sand."

Dorworth, 36, is a real estate investor and business consultant who faced major financial losses on a couple of big projects.

The father of two is in the midst of a contentious divorce.

He used the student body presidency at the University of Florida as a launching pad to elective office. In his third term in the House, he easily defeated two Republican challengers in the Aug. 14 primary and faces Democrat Mike Clelland, a lawyer and former firefighter, in November.

If Dorworth wins reelection,

he will become more powerful in the state House. He'll be next in line when Rep. Will Weatherford of Wesley Chapel becomes speaker in November, and will control candidate recruiting and fund-raising for House races for 2014.

Like dozens of legislators, he is taking advantage of a loophole in campaign finance law by controlling a political fund, known as a committee of continuous existence or CCE, that's exempt from the \$500 contribution limit that applies to candidates.

Dorworth's political fund has few restrictions on how money can be spent as long as it advances the committee's broadly worded objective: "to promote effective leadership to maintain a strong and enterprising democracy."

"How and where I choose to spend my money is not something I necessarily want aired," he says. By contrast, Sen. Jack Latvala, R-Clearwater, who controls a fund like Dorworth's, allowed his accountant, Nancy Watkins, to show a reporter receipts for his expenses. Watkins said she insists that everything be documented, down to a \$1.50 receipt for a Miami parking lot.

"Every dollar that goes in and out of this committee goes through here," Watkins said, sitting in her Tampa office.

In August alone, Dorworth's fund received \$88,000 in contributions, including \$20,000 each from Genting, the New York firm seeking to expand casino gambling in Florida, and FOCUS, a committee representing ophthalmologists, a group perennially involved in legislative battles with optometrists involving scope-of-practice issues.

Dorworth says consultants help ensure that contributions to the fund keep flowing.

"The specific 'ask' is probably done by me," Dorworth says. "But the follow-up, I don't have time for all that stuff."

Steve Bousquet can be reached at [bousquet@tampabay.com](mailto:bousquet@tampabay.com).

## CAMPAIGN 2012

### Irregularities spur GOP to fire voter sign-up firm

• REGISTRATION, FROM 1B

ty of elections," RNC Communications Director Sean Spicer said. "When we were informed of an alleged incident, we immediately cut all ties to the company."

The state party reacted similarly.

"We immediately informed the Republican National Committee that we were terminating the contract with the voter-registration vendor we hired at their request because there is no place for voter-registration fraud in Florida," state Republican Party Executive Director Mike Gissom said in a statement.

Strategic Allied Consulting said the suspect forms came from one person and that the company was cooperating with elections officials.

"Strategic has a zero-tolerance policy for breaking the law," said Fred Petti, a company attorney.

"Accordingly, once we learned of the irregularities in Palm Beach County, we were able to trace all questionable cards to one individual and immediately terminated our working relationship with the individual in question."

The company did not identify the individual. Polls show Obama leading Romney in Florida, a closely divided state that hosted the GOP's convention last month.

If Romney were to lose Florida and its 29 electoral votes, he would have to sweep other battleground states of Ohio, Virginia, Wisconsin, Colorado, Iowa, Nevada and New Hampshire to win.

## HALLANDALE BEACH

### Water is safe to use again

Miami Herald Staff Report

A boil-water advisory for Hallandale Beach residents east of the Intracoastal Waterway was lifted Thursday, according to city spokesman Peter Dobens.

The alert was issued Wednesday after a water-main break at 1980 S. Ocean Dr. left 8,000 customers without water for six hours.

An eight-inch water line broke as a subcontractor placed a fiber-optic line in the right of way. The break sent water across two of the three northbound lanes of South Ocean Drive.

The alert was lifted at 4 p.m. Thursday after water samples came back clear.

The city's CodeRed reverse 911 system — which dials every telephone land line within a designated area to deliver a recorded message — let residents in the area know the alert was lifted.

Palm Beach County Elections Supervisor Susan Bucher's staff noticed signatures that looked alike and incomplete forms submitted on Sept. 5 by Strategic Allied Consulting.

Bucher met with prosecutors on Monday to request an investigation.

Palm Beach County was at the center of the ballot recount in 2000, with George W. Bush and Al Gore both contesting the results that seemed to give Reform Party nominee Pat Buchanan an unusually strong showing. Critics — and legions of attorneys — said the "butterfly ballot" design led many people to vote for Buchanan

when they meant to vote for Gore.

The subsequent questions that arose about how ballots should be tabulated made their way to the U.S. Supreme Court, which settled the bitter contest in a 5-4 ruling barring continuation of the ballot recount.

Strategic Allied Consulting previously worked for Romney's campaign, but its spokeswoman, Sarah Pompei, said it had not used the company since 2011, when it collected signatures to get Romney onto primary ballots.

The deadline to register in Florida for the Nov. 6 election is Oct. 9.

## VILLAGE OF KEY BISCAYNE NOTICE OF A PUBLIC HEARING OF AN ORDINANCE AMENDING SECTION 30-33(3) AND 30-73(G) OF THE CODE OF ORDINANCES AND AN ORDINANCE AMENDING THE HOTEL RESORT (HR) DISTRICT

NOTICE IS HEREBY GIVEN THAT THE Village Council sitting as the Local Planning Agency (LPA), will hold a public meeting on October 9, 2012 at 7:00 p.m. in the Village Council Chamber, 550 Crandon Boulevard, Key Biscayne, Florida, to consider making a recommendation to the Village Council on the proposed Ordinances. The Village Council shall then consider adoption of the proposed Ordinances on second reading, at a public hearing, immediately following the completion of the LPA Hearing.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTIONS 30-33(3) AND 30-73(G) OF THE VILLAGE CODE OF ORDINANCES, AMENDING THE SITE PLAN REVIEW PROCEDURES TO PROHIBIT THE APPROVAL OF ADDITIONAL DENSITY IN EXCESS OF DENSITY PREVIOUSLY APPROVED PURSUANT TO A VALID DEVELOPMENT ORDER; PROVIDING FOR EFFECTIVENESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE VILLAGE OF KEY BISCAYNE, FLORIDA, AMENDING SECTION 30-103 "HOTEL RESORT DISTRICT;" PROVIDING FOR AMENDMENTS TO SECTION 30-103(A) RELATING TO THE PURPOSE AND USES; PROVIDING FOR AMENDMENTS TO SECTION 30-103(B) RELATING TO THE DEVELOPMENT REGULATIONS; PROVIDING FOR AMENDMENTS TO SECTION 30-184 "AMOUNT OF REQUIRED OFF-STREET PARKING" RELATING TO THE REQUIRED OFF-STREET PARKING FOR HOTELS AND MOTELS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinances may be inspected by the public at the Village Clerk's Office, 88 West McIntyre Street, Suite 220, Key Biscayne, FL 33149. Interested parties are invited to attend the public hearing or provide written comments to the Village Council.

All persons who are disabled and who need special accommodations to participate in this proceeding should contact the Village Clerk's Office (305-365-5506) not later than four (4) business days prior to such proceeding (Americans with Disabilities Act of 1990).

If a person decides to appeal any decision made by the Village Council, with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Conchita Alvarez, MMC  
Village Clerk

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally  
appeared:

**TEDDY GONZALEZ II**

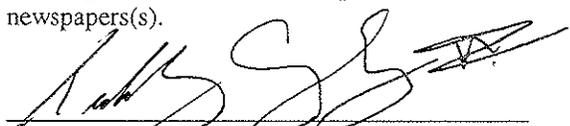
Who on oath says that he/she is

**CUSTODIAN OF RECORDS**

of The Miami Herald, a daily newspaper published at  
Miami in Miami-Dade County, Florida; that the  
attached copy of advertisement was published in said  
newspaper in the issues of:

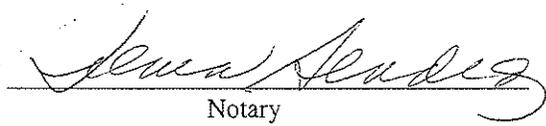
**September 28, 2012**

Affiant further says that the said The Miami Herald  
is a newspaper published at Miami, in the said  
Miami-Dade County, Florida and that the said  
newspaper has heretofore been continuously published  
in said Miami-Dade County, Florida each day and has  
been entered as second class mail matter at the post  
office in Miami, in said Miami-Dade County, Florida,  
for a period of one year next preceding the first  
publication of the attached copy of advertisement;  
and affiant further says that he has neither paid nor  
promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of  
securing this advertisement for publication in the said  
newspapers(s).

  
Sworn to and subscribed before me this  
28<sup>th</sup> day of September, 2012

My Commission

Expires: August 1, 2014  
Silvia Sendra

  
Notary

