Meeting Date:	9/8/2015	Α	genda Item			
REQUESTED C	COMMISSION ACTION:	QUASI-JUDICIAL				
Consent	Ordinance	X Resolution	Consideration Discussion	n/ Presentation		
SHORT TITLE:	BEACH, FLORIDA COUNTY PLAT NO	, APPROVING THE D. 9 LOCATED ON	A PARCEL OF LAN	MANITY OF BROWARD D LYING EAST OF NW DING AN EFFECTIVE		
Summary of Purpose and Why: The property owner, Habitat for Humaity of Broward, Inc, wishes to plat the 0.73 of an acre parcel for the purpose of developing single family homes. The plat is restricted to six (6) single family homes. Platting the property allows the owner to provide for utilities, dedicate right-of-way and meet requirements in order to secure a building permit. The applicant has submitted all of their Utility Service Provider letters and a Title Opinion made out to the City; therefore staff finds items from the P&Z Staff Report and Board memorandum have been addressed. 1) Origin of request for this action: Donna C. West, of HSQ Group, Inc.						
(2) Primary staff(3) Expiration of		nszewski/ Robin M. N/A N/A		Ext. 7921		
DEPARTMENTA COORDINATION		DEPARTMENTAL RECOMMENDATION		NTAL HEAD SIGNATURE		
Dev. Serv. Dept. City Attorney	6/11/2015 8/18/2015	Approval	Memo #15-33 CAC #2015-7			
X Advisory Bo X City Manage	0	P&Z Board #	15-001			
	BY COMMISSION:		SUV SUV			
Ordinance Workshop 1 st Reading	Resolutio	_	Considera Results:	Results:		
2 nd Reading						



City Attorney's Communication #2015-1427

August 18, 2015

TO:

Maggie Barszewski, AICP, Planner

FROM:

Gordon B. Linn, City Attorney

RE:

Resolution - Habitat for Humanity of Broward County Plat No. 9

As requested in your memorandum of August 14, 2015, Department of Development Services Memorandum #15-429, the following form of resolution, relative to the above-referenced matter, has been prepared and is attached:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9 LOCATED ON A PARCEL OF LAND LYING EAST OF NW 28TH AVENUE AND NORTH OF NW 1ST STREET; PROVIDING AN EFFECTIVE DATE.

Please have the Opinion of Title corrected to include the city in the first paragraph and also forward the proposed plat for review after executed by the owner.

CORDON B. LINN

GBL/jrm l:cor/dev-srv/2015-1427

RESOL	UTION	NO. 2015-	
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CITY OF POMPANO BEACH Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9 LOCATED ON A PARCEL OF LAND LYING EAST OF NW 28TH AVENUE AND NORTH OF NW 1ST STREET; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach hereby approves the plat located on a parcel of land lying east of NW 28th Avenue and north of NW 1st Street, as described in full on the plat document itself, a copy of said plat being attached hereto and made a part hereof as if set forth in full.

SECTION 2. That the City Clerk is hereby authorized to certify the approval of the said plat by the City Commission by affixing her signature thereto.

SECTION 3.	This Resolution sh	nall become effective	upon passage.	
PASSED AND	ADOPTED this _	day of		_, 2015.
		LAMAR FISHER	, MAYOR	
ATTEST:				

ASCELETA HAMMOND, CITY CLERK

PREPARED BY: HSQ GROUP, INC. Engineers - Planners - Surveyors 1489 Wost Palmoto Park Rand, Sulte 340 Bock Refor, Profes 33484 - 56, 392.0221 CA28756 - L07974



HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9

PLAT BOOK ______ PAGE ____ SHEET 1 OF 2

XX-MP-14

A PORTION OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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DEDICATION STATE OF FLORMA) SL COUNTY OF BROWARD) SL	LOCATION MAP MOTTO SCALE
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CORPORATION HAS CAUSED THESE PRESENTS TO BE SKINED BY PERRY ECTOR, ITS EXECUTIVE DIRECTOR, THESDAY OF	CONVERSION OF A BUILDING WITHOUT POS PLAT LINTE. SUCH TIME AS THE DEVELOPER PROVIDES THEIR BUILDINGSHIP WITH THE WRITERS CONFIDENTAL FIRE FROM BROWNED COUNTY THAT ALL APPLICABLE MAPACT FEES HAVE BEEN PAID ON AIR NOT DUE. BY:
WITHESS: SY: NAME: DIRECTOR	LAMAR GIMER MAYOR CITY CLERK THES DAY OF 70
WITNESS:	165
PRIGHT MAKE:	CITY OF POMPANO BEACH PLANNING AND ZONING BOARD: 145 IS TO CERTRY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, PLORIDA HAS APPRIOYED AND ACCEPTED THES PLAT THES
ACKNOWLEGGEMENT STATE OF FLORIDA) 55 COUNTY OF SEGWARD) 55	BY:
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	SURVEYOR'S CERTIFICATE HERBEY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAMOS RECORTLY SURVEYED AND PARTED LIMINES MY RESPONSIBLE DIRECTION AND SUPPLYSION AND THAT THE SURVEY DATA SHOWN COMPOSALS TO THE APPLICABLE PRODUCTION AND SUPPLYSION CODE AS RESIDED TO COMERY WITH THE REPORCED CODE THE PERMANENT REPRESENCE MOMERATIS PRIVARY SET IN ACCORDANCE WITH SECTION 177-20 OF SULD CHAPTER IT, ON THIS
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				- 1
BY: CHAIRPERSON	_			l
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BY:EXECUTIVE DRE	CTOR OR DESIGNEE			
	TTY HIGHWAY CONST	RUCTION & ENGINEE OR RECORD	RING DIVISION	
BY:		BY:		
HENRY P. COOK DIRECTOR OF ENGLY FLORIDA PROFESSI REGISTRATION NO.	DNAL ENGINEERING	PROFESSIONAL SURVEY FLORIDA REGISTRATION		
DEPARTMENT, C THIS IS TO CERTIFY TH STATUTES, AND WAS A	OUNTY RECORDS DI	DMINISTRATION SERV VISION-MINUTES SEC THE PROVISIONS OF CHAPT HE BOARD OF COUNTY COMM	TION FR 177 FLORIDA	
COUNTY ADAM	MISTRATOR	DEPUTY		
	1	BY: NAYOR - COUNTY COM	W\$5ION	
DEPARTMENT -	COUNTY RECORDS O	OMINISTRATIVE SERV	SECTION	
PLAT 800K	PAGE RECORD V	ERIFIED.		
ATTEST: BERTHA HEN COUNTY ADA	IRY AMSTRATOR	BY: DEPUTY		
COUNTY	COUNTY SURVEYOR	CITY	CITY ENGINEER	SURVEYOR

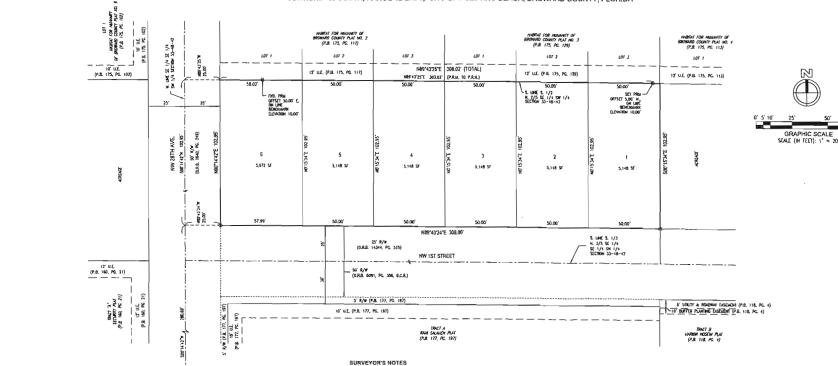
COUNTY COMMSSION

HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9

PLAT BOOK SHEET 2 OF 2

GRAPHIC SCALE

A PORTION OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33. TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



- BENCHMARY ORDERS NUMBER, CLOSETIC SLEWLY MUNICIPE BENCHMARY TO BASE-STANDLES STEEL ROS WITH MISS LOCK CAP LOCATED 15.0 FEET SOUTH OF THE COPTER OF A METRIC LOCK, AV FEET MEMBRASE OF THE MORRHARD CORREST OF A BLOCK AND SINCED MALL AND 1.1 FEET CAST, OF A DASSOURT WINESS FOST: ELEVATION 11.6.5" MORTH AUGIDON VIRTICA BOTHER OF 1588
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 OF INTERVENIENCE STORE WATER USES, STORE LINES, ORGANICE, AND THE BOOK
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PREPARED BY:

HSQ GROUP, INC. Engineers - Planners - Surveyors 1489 Wast Paloweo Park Road, Salle 240 Boca Raton, Florida 23486 - 661,392,0221



OCTOBER 2014

PRU - 4"14" X 24" LENGTH CONCRETE MONUMENT W/ ALTHORIUM CAP STAMPED LB7924 (UNLESS OTHERWISE NOTED)

LEGEND

H 88.78,75, M 188012

ABBREVIATIONS

ATTONS

ARE LIBERT
BROWNED COURTY DICHELIBRY DAYSON
BROWNED COURTY DICHELIBRY ON/SON
BRITER FORM CASTALAN
CONFERT
CONF

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY MEMORANDUM #15-052

DATE:

July 30, 2015

TO:

City Commission

FROM:

Planning and Zoning Board / Local Planning Agency

SUBJECT:

PROPOSED PLAT - Habitat for Humanity of Broward County

P & Z #14-14000006 Habitat Plat No. 9

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on July 23, 2014, the Board considered the proposed **HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9**, located at the northeast corner of NW 28th Avenue and NW 1st Street.

It is the unanimous recommendation of the Board that the proposed plat be approved as submitted.

Jerry Mills

Vice Chairman

Planning and Zoning Board/ Local Planning Agency



MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 15-320

DATE: June 11, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director

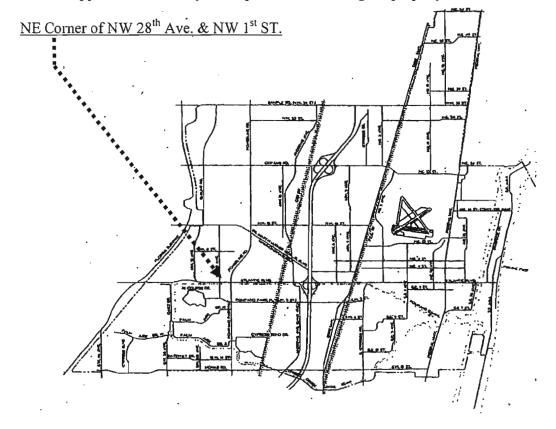
FROM: Maggie Barszewski, AICP, Planner

RE: Plat No. 9 Request

July 22, 2015 meeting P&Z # 14-14000006

Request

The following is a brief summary of information on the subject and surrounding properties, together with City departments, Development Review Committee and/or utility company comments. The plat is restricted to 6 single family units on a site area of approximately 31,799 square feet or 0.73 of an acre. The applicant is currently in the process of rezoning the property to RS-4.

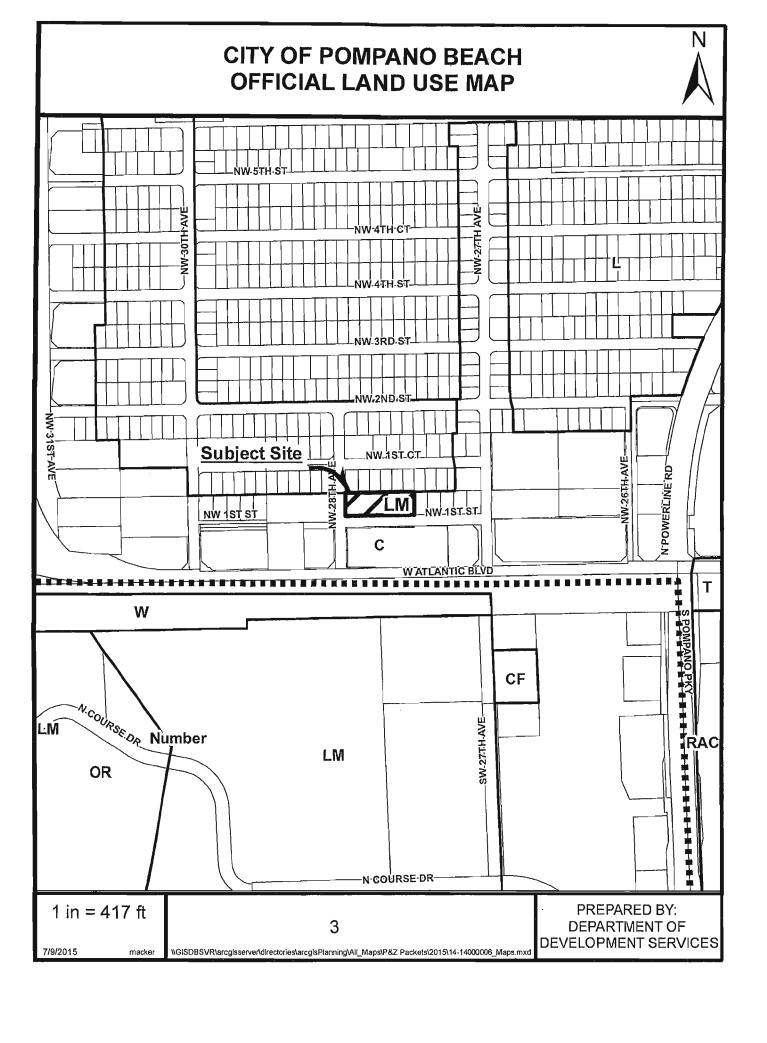


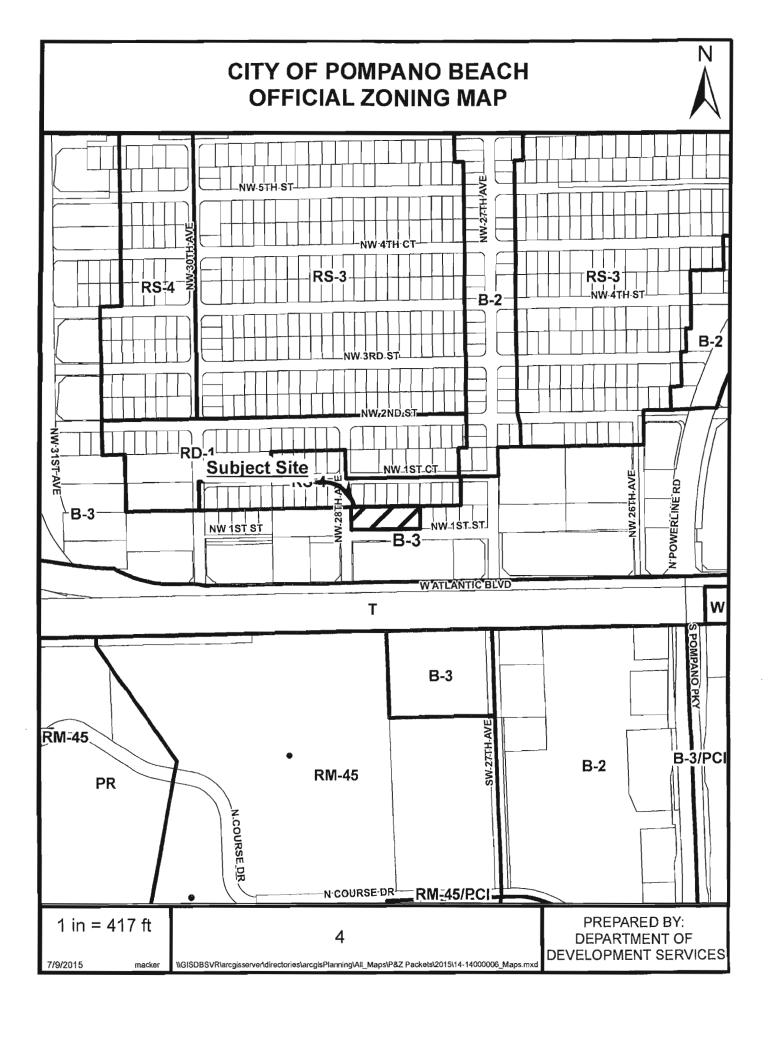
LEGEND

FOR LAND USE PLAN		FOR ZONING MAP		
Symbol	Classification Units/ Acre		Symbol	District
			RS-1	One-Family Residence
	Gross Residential Density		RS-2	One-Family Residence
			RS-3	One-Family Residence
	Residential	>	RS-4	One-Family Residence
E	Estate			
L	Low		RD-1	Two- Family Residence
LM	Low- Medium			
M	Medium		RM-12	Multi-Family Residence
MH	Medium-High		RM-20	Multi-Family Residence
Н	High		RM-30	Multi-Family Residence
			RM-45	Multi-Family Residence
С	Commercial		RM-45/HR	Overlay
CR	Commercial Recreation		RPUD	Residential Planned Unit Dev.
			AOD	Atlantic Boulevard Overlay District
1	Industrial		MH-12	Mobile Home Park
	•			
Т	Transportation		B-1	Limited Business
		*	B-2	Neighborhood Business
U	Utilities	^	B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			RO	Residence Office
OR	Recreation & Open Space			
			M-1	Marina Business
W	Water		M-2	Marina Industrial
RAC	Regional Activity Center		l-1	General Industrial
	B		I-1X	Special Industrial
	Boundaries		O-IP	Office Industrial Park
	City of Pompano Beach		D.D.	D 1 - D 11
4.0	AL		BP	Business Parking
13	Number		BSC	Planned Shopping Center
,\	Reflects the maximum total		DCI	Diamed Commercial /
/	number of units permitted within		PCI	Planned Commercial /
(the dashed line of Palm Aire &		PR	Industrial Overlay Parks & Recreation
``	Cypress Bend being 9,724 and 1,008		CR	Commerical Recreation
	1,998		CF	
			T	Community Facilities
			PU	Transportation Public Utility
			FU	Fublic Othity

^{*} Existing

> Proposed

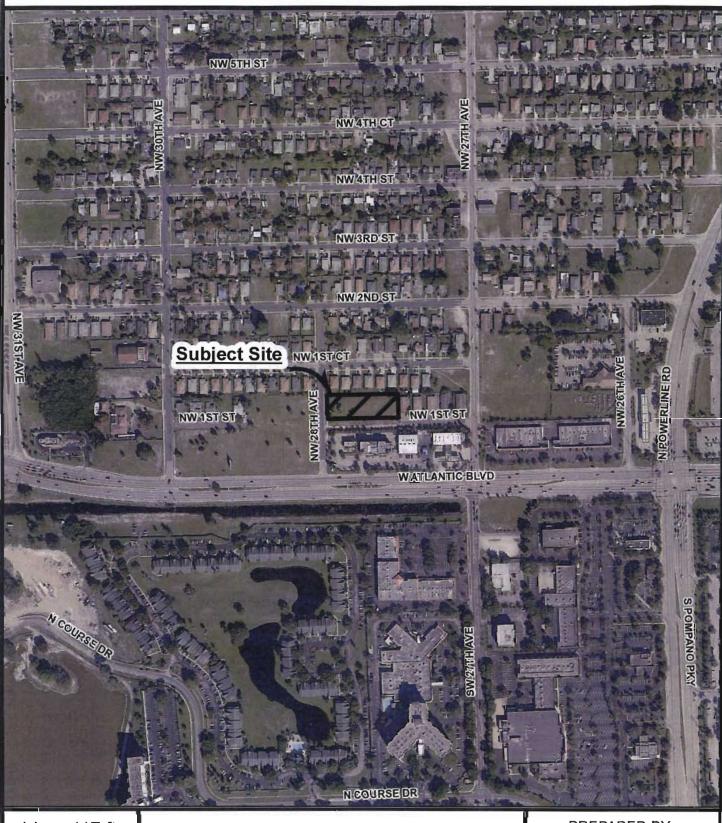




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CITY OF POMPANO BEACH AERIAL MAP





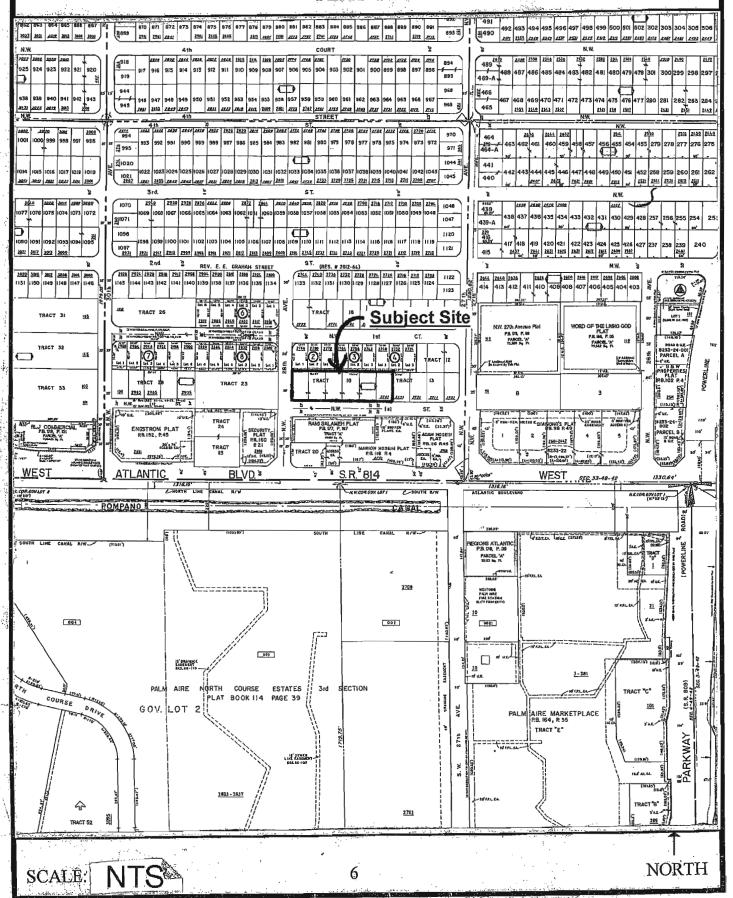
1 in = 417 ft

7/9/2015 mad

5

PREPARED BY: DEPARTMENT OF DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on 3/6/13 and found to be in compliance with Land Development regulations.

Planning Division

The applicant proposes to demolish the existing commercial building and construct 18 townhomes on the site. Gross acreage for the property is 1.3 and net acreage for the property is 1.1; therefore 32 units are allowed to be constructed on the site. A school concurrency letter has been provided from BCSB. Cover pages has multiple dates that need to be updated (2000_) & 'interim' needs to be removed from City Engineers title. Proposed FPL easements need to be clarified. No NVAL appears on the plat.

Approved for Concurrency, subject to cover page amendments, easement clarifications and NVAL. Approval is valid for 45 days from the March 6, 2013 meeting date.

Engineering Department

12-01-14:

No comments.

CRA

CRA has no objections with the requested plat application.

Utilities

No comments.... No water or wastewater plans were provided.

Building Department

The Building Division has no objections to the requested Plat Application

- * Additional comments may follow throughout the remainder of the permitting process. Buildings shall comply with the 2010 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.
- 1.Be adviced of the Erosion Control permit application will be needed at time of Site Development/Building Permits application as per City code of Ordinances §53.14 2. Verify the required Floodplain provisions per the City Code of Ordinances §152.29(C)(2)(b). Which states 18" (ACR); 11.34+1.5= 12.84 FFE minimum. 3. Provide Survey, in NAVD format.

Fire Department

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Planning Department

LUPA or flexibility units; as well as, a rezoning are required for this development to be approved. The rezoning will speak directly to the size of the lots and this must be confirmed before proceeding to P&Z Board. The plat note restricts this development to 6 single family units. Application letter states "5 units." Please clarify. Place a note on the face of the plat that reads, "This note is required by the City of Pompano Beach, "All facilities for the distribution of electricity, telephone, and cable shall be installed underground." The City Engineers name is misspelled, "DELFICO" is the correct spelling. On page 1, Dedication and Acknowledgement may not obtain signatures in 2014, date may need to be changed. "2018" dates on page 2, these are typically dated for 5 years after the plat is approved; therefore, they should read "2020." Applicant must provide all service provider (utility) letters. Add square footage and acreage figures to the plat, page 2, directly on the drawing.

Review and Summary cont.

Teco Peoples Gas:

We have no objection or easement requirements for the above-described plat.

AT&T:

The Plat is approved as shown and no easements are requested at this time.

Comcast:

The Plat is approved as shown and no easements are requested at this time.

FPL:

The Plat is approved as shown and no easements are requested at this time.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on 12/3/14 and found to be in compliance with Land Development regulations. All Comments from that meeting have been addressed.

Development Services staff recommends approval of this plat.



STREET ADDRESS

City of Pompano Beach Department of Development Services Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060 **Phone:** 954.786.4634 **Fax:** 954.786.4666

Portion of SE 1/4 of SW 1/4 of Section 33-48-42

2781 NW 1st St., Pompano Beach, FL

Plat Application

Zoning District

B-3

SUBDIVISION			BLOCK#	LOT#
Applicant's interest in property (Owner, Lessee, Etc)	owner			
Has any previous application(s) been filed?	Yes	No X		
If Yes, give date of hearing and finding				
Applicant			Landowner (Owner of Ro	ecord)
Donna C. West; HSQ Group, Inc.		Perry	Ecton; Habitat For Humanity	of Broward, Inc.
Print Name and Title		Print I	Name and Title	_
Donial Deyl		//	my /se	P. Charleson, and A. Charleson
Signature		Signa	ture	
4/11/14			4-2-2014	
Date		Date		
1489 W. Palmetto Park Rd., Suite 340		3564	N. Ocean Blvd.	
Street Address		Street	Address	
Boca Raton, FL 33486		Ft. La	auderdale, FL 33308	
Mailing Address City/ State/ Zip		Mailin	g Address City/ State/ Zip	
561.392.0221		954.3	396.3030	
Phone Number		Phone	Number	
donna@hsqgroup.net		perry	@habitatbroward.org	
Email		Email		
Indicate your preferred medium to receive and notifications: Mail E	agendas E-Mail		te your preferred medium to red otifications: Mail	ceive agendas <u>X</u> E-Mail



City of Pompano Beach Department of Development Services Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060 **Phone:** 954.786.4634 **Fax:** 954.786.4666

Plat Application

155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

- Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
- a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
- **b.** A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
- If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this **PLAT APPLICATION** and that I have authorized the filing of the aforesaid application.

Owner's Name:	Perry Ecton, Executive Director; Habitat For Humanity of Broward, Inc.			
(Print or Type)				
Address: 3564 N. Ocean Blvd.				
	Ft. Lauderdale, FL 33308			
		(Zip Code)		
Phone:	954.396.3030			
Email address:	perry@habitatbroward.org			
	my 150			
	(Signature of Owner or Authorized Official)			
SWORN AND SUBS	CRIBED before me this 🔬 day of ARRIL	, 2014		
Mixe	de Surelos			
NOTARY PUBLIC, S	TATE OF FLORIDA			
LineyA	Furelos	20 S S S S S S S S S S S S S S S S S S S		
(Name of Notary Public Personally knows) [] Produced ider	4	Notary Public - State of Florida My Comm. Expires Apr 8, 2016 Commission # EE 187302		
[]	(Type of Identification Produced)			