



## Staff Report

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**File #:** LN-461

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**DEVELOPMENT REVIEW COMMITTEE**

Meeting Date: JUNE 21, 2023

**FLORDIA INDOOR TENNIS CLUB**

**Request:** Plat  
**P&Z#** 23-14000005  
**Owner:** Florida Indoor Tennis LLC  
**Project Location:** 3100 W. Atlantic Blvd  
**Folio Number:** 484232000143 & 484233370010  
**Land Use Designation:** CR (Commercial Recreation)  
**Zoning District:** CR (Commercial Recreation)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Michael Jadrnicek (954-632-0353 / [permitexpressllc@gmail.com](mailto:permitexpressllc@gmail.com))  
**Project Planner:** Maggie Barszewski (954-786-7921 / [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com))

**Summary:**

This is a Plat request for property located on the south side of West Atlantic Boulevard (State Road 814) just to the West of N.W. 31st Avenue. The property is zoned CR and has a land use designation of Commercial Recreation (CR). The Plat will have two parcels labeled as Parcels "A" and "B." The Plat restrictions are 55,000 Sq.Ft. for Parcel A & a 100-room hotel on Parcel B. The access shown on the proposed plat is on Atlantic Blvd. The Plat request by James McLaughlin McLaughlin Engineering Company, on behalf of 3100 W. Atlantic, Inc.

**Staff Conditions:**

BUILDING DIVISION

Plan Reviewer: [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Authorized

Comments: BLDG 5-25-23

## ZONING

Plan Reviewer: Lauren.Gratzer@copbfl.com

Status: Pending Resubmit

Comments:

1. See Site Plan application PZ 23-12000009 for all comments related to the site plan.
2. There are two parcels associated with this proposed Plat. Clarify why the proposal does not cover the entirety of parcel 484233370010, but rather just a small portion of it. Since you are already going through the process, why not include the entire property?
3. The proposal includes a 100-room hotel on a small portion of parcel 484233370010. However, this proposed hotel was not included in the conceptual plan. Provide the hotel concept on the conceptual site plan.

## UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Pending Resubmit

Comments:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has an existing 24" Raw Water Main and Well and 24" Wastewater Forcemain on the subject property. Also, Broward County has an existing 42" Wastewater Forcemain on the subject property. These public utilities must have a utility easement. Please work with City staff to correct this issue.

## LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comments:

5.31.23

Landscape plan and site plan do not match and are not reflective of existing parcel lines.

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 for the site.

All plans must match.

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized With Conditions

Comments:

6-6-23

No comments. Please note that additional comments may be forth-coming contingent upon future submittals and review process.

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comments:

- 1) Must submit a Title Opinion less than 6 months old and must be addressed to the City.
- 2) Must submit County's Development Review Report before going to P&Z.
- 3) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.
- 4) The proposed use is consistent with the CR Land Use Designation and the CR Zoning. The Total Plat note equates to 94,312 SF of "commercial recreation" which is only 9.6% of the entitlements this property was granted in their 2022 LUPA (982,278 SF of Commercial Recreation uses). Therefore, the plat note allowing 55,000 square feet recreational use and 100 hotel rooms is allowed by the entitlements for the property.
- 5) Code Section 155.5704. FRONTAGE AND ACCESS - A. states that each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. Parcel B does not currently have access and the NVAL will preclude future access; therefore provide a cross-access easement instrument will be required prior to plat approval.
- 6) The Plat adjacent to the east of the subject property shows a 24-foot access easement; therefore its connection must be shown on the conceptual site plan.
- 7) The Conceptual Site Plan does not reflect the entire plat, Parcel B is missing and only 5 acres out of the total 6.0909 acres. Therefore, the Conceptual Site Plan must be revised to reflect the Hotel Use on Parcel B and show how it will have access to a public right-of-way.
- 8) The submitted legal description is incorrect, it includes the property contained within the "West Atlantic Plat."
- 9) Explain the applicant's future intentions regarding the existing bill board.
- 10) The City Utility Dept. is requiring the retention of two easements over a raw water main & a City force main, which must be provided to the satisfaction of the Utility Director prior to placement on a City Commission agenda.
- 11) Please explain why the eastern Plat limit is not the same length as the adjacent Plat's western Plat limit.
- 12) The parcel access is on a State road, therefore appropriate coordination must be made with FDOT.

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13) Prior to uploading for the next step, please call Maggie Barszewski at 954-786-7921 to coordinate a submittal to Planning & Zoning Board.

14) Change the name of the City Clerk to Kervin Alfred.

BSO

Plan Reviewer: scott\_longo@sheriff.org

Status: Authorized

Comments:

Environmental Services Comments

Project Name: Florida Indoor Tennis Club PLAT

Address: 3100 West Atlantic Blvd.

P&Z#: 23-14000005

Reviewed: 06/06/2023

DRC Meeting: 06/21/2023

The Environmental Services Department has no objections to the proposed plat request. The site plan submitted with this application appears to have NO issues with regard to garbage collection.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

BSO

Anthony Russo

Anthony\_Russo@sheriff.org

Frank.Manusky@copbfl.com

PendingResubmit

Development Review Committee Reviewed: 05/30/23

Subject: CPTED and Security Strengthening Report: PZ#: 23-14000005

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

anthony\_russo@sheriff.org

M-(561) 917-4556 (Call, Text & Email; No Voicemail);

**P&Z**

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**File #: LN-461**

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patrick\_noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 4 pm

**\*\*\* ATTENTION IMPORTANT \*\*\***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

**\*\*\* DISCLAIMER \*\*\***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**\*\*\* ATTENTION IMPORTANT \*\*\***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

**\*\*\*ATTENTION IMPORTANT\*\*\***

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

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**\*\*\*The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. \*\*\***

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials \_\_\_\_\_

- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Initials \_\_\_\_\_

- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials \_\_\_\_\_

- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials \_\_\_\_\_

- e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Initials \_\_\_\_\_

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials \_\_\_\_\_

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials \_\_\_\_\_

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Initials \_\_\_\_\_

d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

Initials \_\_\_\_\_

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials \_\_\_\_\_

## 2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials \_\_\_\_\_

## 3. CPTED Lighting Standards

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

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Initials \_\_\_\_\_

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Initials \_\_\_\_\_

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Initials \_\_\_\_\_

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Initials \_\_\_\_\_

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Initials \_\_\_\_\_

f. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Initials \_\_\_\_\_

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials \_\_\_\_\_

h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

**P&Z**



Initials \_\_\_\_\_

i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials \_\_\_\_\_

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials \_\_\_\_\_

b. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials \_\_\_\_\_

c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials \_\_\_\_\_

d. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

Initials \_\_\_\_\_

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Initials \_\_\_\_\_

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

Initials \_\_\_\_\_

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

Initials \_\_\_\_\_

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

Initials \_\_\_\_\_

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

Initials \_\_\_\_\_

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Initials \_\_\_\_\_

f. Dumpster areas must be secured with Access Control and video surveillance.

Initials \_\_\_\_\_

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

Initials \_\_\_\_\_

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

Initials \_\_\_\_\_

c. A surveillance camera must monitor the office key storage area.

Initials \_\_\_\_\_

d. Management office door must have a security viewer (peephole) or reinforced security window.

Initials \_\_\_\_\_

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials \_\_\_\_\_

b. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials \_\_\_\_\_

c. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

Initials \_\_\_\_\_

d. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials \_\_\_\_\_

e. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

Initials \_\_\_\_\_

f. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials \_\_\_\_\_

g. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials \_\_\_\_\_

9. Graffiti Maintenance - CPTED

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic

**P&Z**

these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials \_\_\_\_\_

10. Electronic Surveillance - Security Strengthening

**\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.**

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Initials \_\_\_\_\_

b. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

Initials \_\_\_\_\_

c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

Initials \_\_\_\_\_

d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials \_\_\_\_\_

e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials \_\_\_\_\_

f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

Initials \_\_\_\_\_

g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials \_\_\_\_\_

h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

Initials \_\_\_\_\_

i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

Initials \_\_\_\_\_

j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

Initials \_\_\_\_\_

11. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

Initials \_\_\_\_\_

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Initials \_\_\_\_\_

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials \_\_\_\_\_

e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Initials \_\_\_\_\_

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Initials \_\_\_\_\_

g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Initials \_\_\_\_\_

## WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comments:

Environmental Services Comments

Project Name: Florida Indoor Tennis Club PLAT

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**File #:** LN-461

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**Address:** 3100 West Atlantic Blvd.

**P&Z#:** 23-14000005

**Reviewed:** 06/06/2023

**DRC Meeting:** 06/21/2023

The Environmental Services Department has no objections to the proposed plat request. The site plan submitted with this application appears to have NO issues with regard to garbage collection.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

CRA

Plan Reviewer: [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

Status: Authorized With Conditions

Comments:

FIRE DEPARTMENT

Plan Reviewer: [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Authorized With Conditions

Comments:

5/24/2023.

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining 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 follow All NFPA Standards prior to receiving Fire Department approval