



October 5, 2025

PROJECT: **Pompano Beach Marine Center (CPTED Narrative)**

bg#231120

Folio Number: 494306020080
Current Owner: FOUR JS INVEST GROUP LLC % POMPANO BCH MARINE CENTER INC
Site Address: 701 S FEDERAL HWY POMPANO BEACH FL 33062
Legal: SUB OF LOTS 4 & 5 6-49-43 B-76 D COMM SW COR LOT 15,E 1017.42 TO A PT ON W/L OF
US1,NE 104 TO POB NE 170.73,NW 10,NE 72.01,W 309.48,SW 250,E 135,NE 4,E 185 TO POB

CPTED #1 NATURAL SURVEILLANCE

"SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

- IMPROVED CONNECTION FOR PEDESTRIANS TO N FEDERAL HWY BY ADDING SIDEWALKS AND DIRECT CONNECTIONS TO MAIN DOORS.
- NEW LARGE STOREFRONT WINDOWS OVERLOOK SIDEWALKS AND PARKING LOTS.
- WE WILL PROVIDE A NEW LANDSCAPE DESIGN THAT PROVIDES FOR EASIER SURVEILLANCE, ESPECIALLY IN PROXIMITY TO DESIGNATED POINTS OF ENTRY AND OPPORTUNISTIC POINTS OF ENTRY.
- EXISTING WALL TO REMAIN AT SOUTH SIDE OF SITE IN REAR. ADDITIONAL FENCING TO BE ADDED TO PREVENT PEOPLE FROM ACCESSING AREAS OF THE SITE WITH LESS SURVEILLANCE.
- ALL NEW SITE LIGHTING TO BE PROVIDED FOR INCREASED LIGHTING LEVELS THAT NOT ONLY MEET CODE BUT WILL ALLOW FOR BETTER SURVEILLANCE.

CPTED #2 NATURAL ACCESS CONTROL

NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OF CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE, AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING OPPORTUNITY FOR CRIME.

- WITH ENHANCED LANDSCAPING AND CLEARLY DEFINED SIDEWALK ENTRIES ON TO THE SITE THE ACCESS CONTROL IS WELL DEFINED. ESPECIALLY WHEN COMPARED TO THE EXISTING SITE WHICH IS ALL OPEN AND DEEP INTO THE SITE.
- LANDSCAPE WILL BE DESIGNED TO INCREASE VISIBILITY TO MAIN FAÇADE OF BUILDING.

CPTED #3 NATURAL TERRITORIAL REINFORCEMENT

CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING, SIGNAGE THAT ENABLES USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT, IS THE GOAL OF THIS CPTED PRINCIPAL. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVED THIS CONTROL AND ARE THEREBY DISCOURAGED.

- WE PROPOSE TO ENHANCE THE PREMISES AND LANDSCAPING SUCH THAT IT COMMUNICATES AN ALERT AND ACTIVE PRESENCE OCCUPYING THE SPACE.
- ENHANCED ENTRY FEATURE GIVE THE OWNER A MORE DEFINED TERRITORY ONTO THEMSELVES THEREBY CREATING A SENSE OF OWNERSHIP OVER THE SPACE.
- SEVERAL HIGHER CLEARSTORY WINDOWS DESIGNED INTO THE BUILDING GIVE THE PERCEPTION OF CONSTANT VIEWS ONTO THE SITE OR "TERRITORY".

CPTED #4 MAINTENANCE

CPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT "ONE BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

· THE OWNER IS SIGNIFICANTLY IMPROVING THE AESTHETIC OF THE BUILDING AND SITE OVERALL. THESE IMPROVEMENTS WILL BE MAINTAINED LONG TERM BY THE OWNER, BENEFITING NOT ONLY THE OWNER BUT HIS CLIENTS AND THE COMMUNITY AS A WHOLE.

CPTED #5 ACTIVITY SUPPORT

INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

· WITH THE INCLUSION OF EXTERIOR STORAGE SPACES INTO THE INTERIOR THERE IS LESS AREAS FOR POTENTIAL CRIMINALS TO HIDE, WHILE ALSO LENDING FOR A VERY OPEN SPACE WHICH IS MAINLY LANDSCAPE AND PARKING. PROVIDING FOR A BETTER PARKING AREA, AND NO STORAGE AT THE FRONT OF THE BUILDING WILL ALLOW FOR NATURAL SURVEILLANCE BY VISITORS AS ALL AREAS OF THE FRONT WILL BE VISIBLE TO THOSE WALKING THE SITE.

If you have any questions or wish further elaboration please contact me at my office.

Cordially yours,



For the firm
Architect John Barranco
Partner