

**DRC**PZ24-12000020
03/18/2026**barranco gonzalez** • *architecture* • *planning* • *interior design*

AA# 26001030

January 22, 2026

PROJECT: **Pompano Beach Marine Center (Project 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

To whom it may concern:

The above-mentioned site is zoned as M-1 Marine Business and the proposed scope of work will include a new building and site redesign.

Site Gross SF: 74,656 SF
Building Gross SF:
37,752SF First Floor
6,228 SF Second Floor

Intended Uses

The building will be primarily used for Maintenance and servicing as well as retail, including sale of parts, services, and boat sales in a showroom. The docks in the rear are used for staging customer boats that are scheduled for maintenance and servicing. There is no private boat storage or boat rental proposed including any outdoor storage or racking of boats is provided in this scope. The same owner and operator will be running all sales and servicing needs.

Architectural Improvements

The architectural style can be best described as contemporary with a nautical flare. The new building will be large enough to now house all the exterior boat staging and retail areas, which will now be concealed within the building. The building will be a solid masonry structure (tilt-up construction) with impact rated windows (storefront systems to be used, no curtainwall) and doors thus providing a more wind resistant structure than what currently exists. 3 steel/concrete pan staircases. 2 exterior glass impact rated garage style doors at the front showroom. Roll up steel door at the back of the building in the showroom. Two overside sliding door/wall systems at front and back of service area. The roof structure will be steel bar joists with metal deck and insulation (R30 Min) with 3ply TPO roofing system.

Use Break Down:

Sales/Retail +/-4,594 SF
Boat Showroom +/-12,615 SF
Indoor Boat Sales +/-4926 SF
Indoor Repair and Servicing +/-13,529 SF
Storage back of house +/-3075 SF
Offices +/-5539 SF

- Conditioning of the building will be done with packaged RTU system on the flat roofs.
- fire pump room and equipment must be provided.
- building will be fully sprinklered. fire hose connections must be maintained at all the dock areas.
- large fishtank and equipment room to be provided.

Landscape Improvements

Landscape improvements are being proposed for the property to enhance the N Federal presence. By re-establishing a connection between the property and the right of way it gives opportunity to provide new landscaped areas that were not present before. The site will have all new site lighting which will enhance the look and provide for better safety.

Accessibility Improvements

New handicap parking spaces that meet current ADA standards and code will be provided the property. As well as direct connection to the public right of way.

Civil Improvements

New parking lot design and new parking stalls in certain locations. New infrastructure including stormwater design will be provided.

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

Cordially yours,



For the firm
Architect John Barranco
Partner