



January 22, 2026

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.
- .. LANDSCAPING
 - 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER TO BE MAINTAINED.
 - AN 8'- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8' FEET TO BE MAINTAINED.
- .. LIGHTING
 - LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1-2022 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
 - SECURITY LIGHTING SHOULD BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS.
 - LIGHTING (& CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.
- .. SECURITY STRENGTHENING
 - FOR COMMERCIAL & INDUSTRIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/ VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC.
 - DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE RATHER THAN SOLID OPAQUE WALLS.
- .. ELECTRONIC SECURITY STRENGTHENING
 - PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS 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 PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

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.

- KEY CONTROL

- ALL KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE WILL BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

- KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

- A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA. MANAGEMENT / SECURITY OFFICE DOOR WILL HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

- SECURITY STRENGTHENING

- WAYFINDING & INSTRUCTIONAL SIGNAGE TO BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

- ALL EXTERIOR DOORS TO 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.

- INSTALL HARD-WIRED BURGLAR / INTRUDER SECURITY ALARMS. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.

- AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR TO BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.

- ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE TO BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE- THROUGH' SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK & IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED. HORIZONTAL BARS ARE NOT PREFERRED AS THEY CAN USED TO FACILITATE EASY CLIMBING INTO RESTRICTED AREAS.

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".

- SECURITY SIGNAGE

- BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER PRIOR TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

- SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.

- 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. PLEASE NOTE ADDITIONAL SIGNAGE MAY BE NECESSARY DEPENDING ON THE SIZE & LAYOUT OF YOUR DEVELOPMENT

- POST BSO NO TRESPASS SIGNS PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6' TO 7' IN HEIGHT FROM THE 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.

.. PARKING LOTS

- POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL.
- VEHICLE PARKING LOTS THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, ENTER & EXIT SIGNAGE, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

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.

.. SECURITY STRENGTHENING

- A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE TO BE INSTALLED AND A PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.
- ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS WILL HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
- ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS TO HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.
- THE NUMBER ADDRESS SIGNAGE WILL BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

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.

· WI-FI SYSTEM, TO BE ENCRYPTED AND PASSWORD PROTECTED. IF WI-FI IS OFFERED AS A COMPLIMENTARY SERVICE BY A BUSINESS, THEN IT SHOULD BE DISABLED WHEN THE BUSINESS IS CLOSED TO THE PUBLIC. PURPOSE: AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.

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

Cordially yours,



For the firm
Architect John Barranco
Partner

1915 Southeast 4th Avenue
PZ24-12000020
07/15/2026

Ft. Lauderdale, Florida 33316
mail@bgarchitecture.com

(954) 961-7675 Fax: (954) 961-7685

DRC

PZ24-12000020
03/18/2026

DRC

PZ24-12000020
07/15/2026

1915 Southeast 4th Avenue

Ft. Lauderdale, Florida 33316
mail@bgarchitecture.com

(954) 961-7675 Fax: (954) 961-7685