



July 31st, 2024

Development Review Committee
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: CPTED Security Plan and Narrative for Site Plan (El Car Wash @ 3685 N Federal Highway, Folio 484318010100)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing KAJA PROPERTIES INC in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is 37,497 sq. ft. (0.86 acres), and located north of Sample Road, between North Federal Highway and NE 18th Terrace in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property has 2 buildings that will be demolished. The proposed project includes a new 4,902 sq. ft. express car wash with related site and landscape modifications.

A CrimeCast report was generated by CAP Index, Inc. (<https://capindex.com/>) utilizing 2024 crime data and 2023 census data, and provides CAP scores that designate levels of crime risk, as well as several maps that show specified levels of crime in the area of the proposed project. Scores and maps are provided for a maximum of 1-, 3-, 6-, and 12-mile radius from the project. This report identifies the different types of crimes that correspond to the CAP score for each max radius study area. A summary of the CAP Index scores is provided below, by study area radius.

2024 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	139 (1.39 times the national average of 100)
MAX-3 (3-mile radius)	225 (2.25 times the national average of 100)
MAX-6 (6-mile radius)	309 (3.09 times the national average of 100)
MAX-12 (12-mile radius)	470 (4.70 times the national average of 100)

For the Max-1 (1-mile) and Max-12 (12-mile) study areas, Crimes Against Property indicate to be the most reported of all crimes. See below for a Top Crimes breakdown, by study area radius. For the Max-3 (3-mile) and Max-6 (6-mile) study areas, Crimes Against Persons indicate to be most reported.

BROWARD COUNTY TOP CRIMES COMMITTED, PER STUDY AREA			
MAX-1	MAX-3	MAX-6	MAX-12
Crimes Against Property (burglary, larceny, motor vehicle theft)	Crimes Against Persons (homicide, rape, robbery, aggravated assault)	Crimes Against Persons (homicide, rape, robbery, aggravated assault)	Crimes Against Property (burglary, larceny, motor vehicle theft)
112 median	190 median	214 median	463 median

The report summarizes the following for Broward County:

- Within the Max-1 (1-mile) study area, motor vehicle theft and simple assault were mostly reported.

- Within the Max-3 (3-mile) study area, simple assault and robbery were mostly reported.
- Within the Max-6 (6-mile radius) study area, robbery and rape were mostly reported.
- Within the Max-12 (12-mile radius) study area, larceny and burglary.

The report also provides projections of crime based on past trends for the county, which will likely affect this project. Below is a summary of these projection for Broward County.

PROJECTIONS IN CAP INDEX FOR BROWARD COUNTY, PER STUDY AREA			
MAX-1	MAX-3	MAX-6	MAX-12
Decrease in Crimes Against Property from 112 to 107	Decrease in Crimes Against Persons from 190 to 182	Decrease in Crimes Against Persons from 214 to 201	Increase in Crimes Against Property from 463 to 467

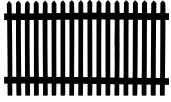
The projections indicate the CAP Index score will increase within an area 6-12 miles of this property but decrease within 1-6 miles of this property making CPTED a necessity for the success of this project. Based on projections, increase in future Crimes Against Property include motor vehicle theft and larceny. A CPTED plan has been drafted to incorporate several CPTED principles and techniques to deter crime, utilizing the icons shown in this narrative for each principle. The icons correspond to a location on the plan where the principle and technique is being applied.

The following CPTED Principles are addressed in the proposed Public Safety Security (CPTED) Plan, sheets PS-1 through PS-4. For more detail, refer to these drawings.



PRINCIPLE #1 – NATURAL SURVEILLANCE (See and Be Seen)

- Site has been arranged with numerous light poles, wall packs, task lighting at Vacuum arches and tiered landscaping so that patrons can always maintain visibility of their surroundings.
- 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.
- Public parking spaces are naturally surveilled by building windows of
- Public parking spaces are naturally surveilled by visitors and public activity
- 180-degree wide angle peephole door viewers are included in all doors
- Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs, including main and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use carefully-focused bright soft lights with shielded fixtures
- Bottom gate clearance for dumpster must be 8 inches above the ground.
- Maintain 2- to 2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.
- Designated ADA access ramps are to utilize see through fence railing for improved natural surveillance.
- 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.



PRINCIPLE #2 – ACCESS CONTROL

- Install hard-wired burglar security alarms and safes, and/ or wherever valuables of any kind are stored.
- Include a robust locking mechanism such as a throw bolt with a robust shielded padlock, rather than only a vulnerable chain and non-shielded padlock for dumpster enclosure.
- Perimeter estate fence is proposed along north property line to direct pedestrian point of entry toward the east side.
- Building has been placed along southern property line to eliminate pedestrian traffic from service access aisle of neighboring gas station building backside and promote access from east side only.
- Emergency access gates are provided along the west property line, prohibiting visitors from existing into single family residences. Additionally, visitor access will be from Federal Highway, a more active and visible roadway.
- Entrances to the site are designed to be defined with paving changes, landscape, and signage
- Low hedges and shrubs are to be maintained at a maximum height of 2.5 feet in front of buildings
- Lighting will be installed and maintained to avoid obstruction by landscaping, fencing, and other site elements.
- Maintain an 8-foot clearance 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.
- Lighting locations will avoid shrub and tree shading
- Landscaping around site edges is designed to avoid conflict with natural surveillance from public streets or any buildings
- Security and Access Control System will be installed at building entrances (<https://www.eyeson.biz/site/>)
- Wayfinding & Instructional Signage must be prominently displayed & posted where necessary
- All exterior doors must have non-removable door hinge pins
- Include anti-pry robust security bar device (Charlie Bar) on any sliding glass doors
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control
- Trash room is located in an area properly lit, and covered by both natural and electronic surveillance.
- Key security office / room / key storage closet door must have an alarm and robust mechanical locking system
- Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.
- Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.



PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- West property line on 18th Terrace shall be secured by means of an 8-foot-high precast concrete wall panel system with a rolling gate to secure property in the evenings and prevent through traffic and pedestrian loitering during non-operational hours.
- Main entrances to parking areas are delineated by different pavement treatment, signage and striping.
- Property will subscribe to the Broward Sheriff's No Trespass Program. Refer to CPTED Plan for signage locations · Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in 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
- Access control on the west side in the form of gates separate public and visitor areas from private areas.
- Lights will be provided near unit doorways and site lighting will cover exterior door areas.
- Reinforced hurricane windows and doors are used
- 180-degree wide angle viewers are included for all exterior doors
- Property edges are defined with low landscaping
- Building entrances will be enhanced with architectural elements, walkways, lighting and signage
- Buildings will be identified using street numbers that are a minimum of 5 inches high and light during nighttime hours. Numbers will be unobstructed by landscaping or external features
- Parking spaces will be clearly and individually marked and assigned for authorized use only.
- Tow away and unauthorized signage will be provided in the parking areas.
- 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.
- Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.



PRINCIPLE #4 –MAINTENANCE (Broken Window Theory)

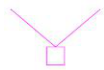
- Impact glass is used for all exterior windows.
- All areas will be maintained to high standards, including entrances, signage, swales, and parking areas. Trash will be removed and landscaping will be maintained.
- Trees and shrubs will be pruned away from windows, doors, and walkways

- Exterior lighting will be maintained in full function at all times.
- Rules will be strictly enforced regarding junk vehicles, inappropriate outdoor storage, and dumping.
- Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- All publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.
- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.
- Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.



PRINCIPLE #5 – ACTIVITY SUPPORT

- Sidewalk placement is adjacent to public parking, which increases activity along most of the project perimeters
- Open spaces and vacuuming areas are centrally-located, promoting visibility.
- Bike racks are located close to the main building access doors.



ELECTRONIC SURVEILLANCE:

- Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- Cameras will be vandal-proof and bullet-style. CPTED plan shows camera locations with 100-degree horizontal field of view (see UniFi <https://ui.com/us/en/camera-security/bullet>).
- Building-mounted electronic surveillance is used to capture full coverage of parking areas parking lot, narrow alley south of the building, and dumpster area.
- Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- Site entrance has camera locations oriented to capture the front and rear of vehicles entering and exiting
- Cameras will be monitored by management or security personnel. Monitors to be located in lobbies or reception areas, visible to visitors.
- All cameras will be strategically placed so they will not be obstructed by the growth of existing or future landscaping, as well as light poles.
- Key security office / room / key storage closet must be covered by electronic surveillance
- If the building/property has a Wi-Fi system, it needs 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.

Thank you for the opportunity and please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President, Land Planner

Attachment: CrimeCast Report

EXHIBIT "A"



Parcel Id: [484318010100](#)
Owner: KAJA PROPERTIES INC
Situs 3685 N FEDERAL HWY
Address: POMPANO BEACH FL 33064
NORTH POMPANO BEACH
Legal: SEC A 29-15 B LOTS 7,8,9, BLK
1



GENERATED FOR: PLANW3ST, LLC

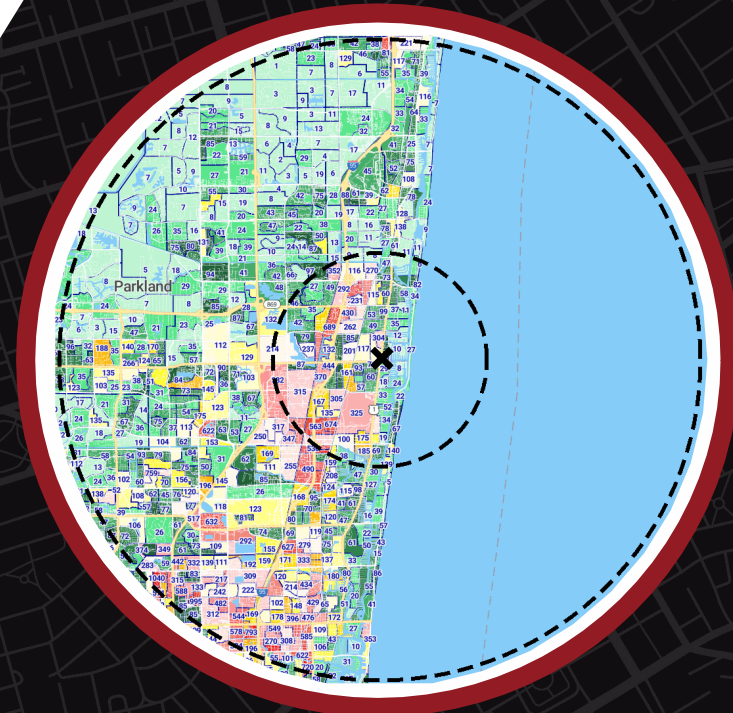
SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY
POMPANO BEACH, FL 33064

CREATION DATE: JULY 25, 2024

CRIMECAST® PREMIUM PLUS REPORT

CRIMECAST® Reports indicate the likelihood of crime and loss occurring at any address in the United States, Canada, Mexico, and the United Kingdom. Each report includes CAP Scores designating the risk of crime as well as detailed maps depicting those risks within a defined radius around each location.



2024 CAP INDEX® SCORES

MAX-1: 139

MAX-3: 225

MAX-6: 309

MAX-12: 470



PZ23-12000036

REPORT COMPONENTS

SCORING METHODOLOGY

This area indicates the scoring methodology being used. Reference the Appendix page for an explanation of the various methodologies.

CAP SCORES

The **National CAP Index® Score** indicates the overall risk of crime at the address.

The report also includes nine specific CAP Scores pertaining to **Crimes Against Persons** and **Crimes Against Property**, along with two **Supplemental Scores**.

CRIMECAST® MAPS

The **Site Map** shows the **Block Group Score** for each "neighborhood" surrounding a given location. The Site Map helps depict the potential origin of criminal activity occurring at the location.

Every 10 years, the Census Bureau designates block groups in the United States. With the 2023 database release, the number of block groups increased from roughly 217,000 to over 239,000.

The CAP Index Scoring System assigns a numeric risk score and a corresponding risk shading to each block group.

MAX-3 SUMMARY PAGE

SITE NAME: EL CAR WASH POMPAÑO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPAÑO BEACH, FL 33064



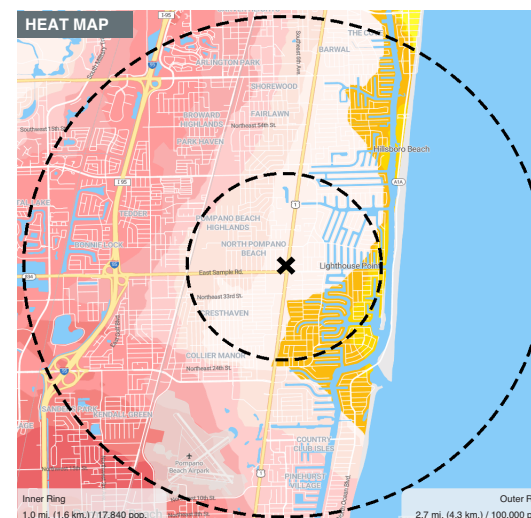
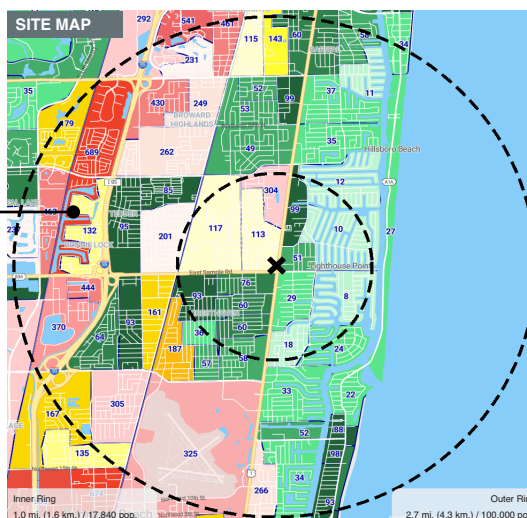
2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

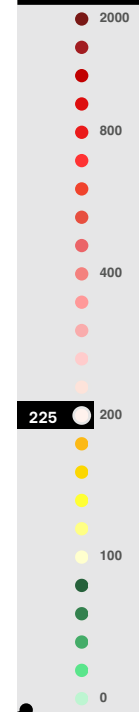
225

THE CRIME RISK AT THIS SITE IS 2.25 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	232	CRIMES AGAINST PROPERTY	225	SUPPLEMENTAL SCORES	
Homicide	171	Burglary	251	Simple Assault	315
Rape	260	Larceny	232	Vandalism	242
Robbery	232	Motor Vehicle Theft	234		
Aggravated Assault	238				



CAP SCORE SCALE



CAP SCORE SCALE

CAP Scores range from 0 to 2000, with 0 representing the lowest risk and 2000 the highest; 100 is average. A score of 600 is 6 times the National Average, and a score of 25 indicates a risk that is 1/4 of the National Average.

MAX-1 SUMMARY PAGE

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

139

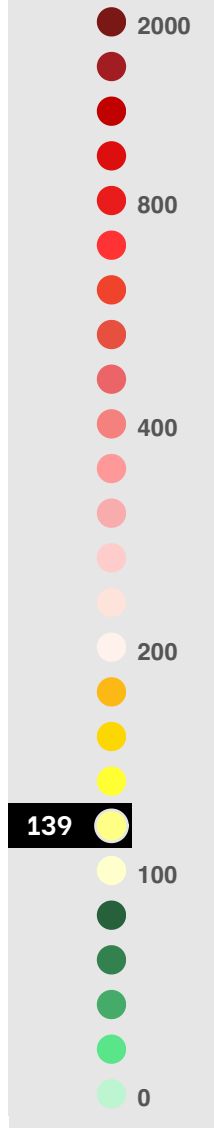
**THE CRIME RISK AT THIS SITE IS 1.39
TIMES THE NATIONAL AVERAGE OF 100.**

139

**THE CRIME RISK AT THIS SITE IS 1.39
TIMES THE NATIONAL AVERAGE OF 100.**

CRIMES AGAINST PERSONS		135	CRIMES AGAINST PROPERTY		173	SUPPLEMENTAL SCORES	
Homicide	87	Burglary	171	Simple Assault	239		
Rape	154	Larceny	162	Vandalism	173		
Robbery	147	Motor Vehicle Theft	234				
Aggravated Assault	133						

CAP SCORE SCALE



Creation Date: July 25, 2024
Database Year: 2024



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DRC

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MAX-1 SITE MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

139

THE CRIME RISK AT THIS SITE IS 1.39
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 135

Homicide 87

Rape 154

Robbery 147

Aggravated Assault 133

CRIMES AGAINST PROPERTY 173

Burglary 171

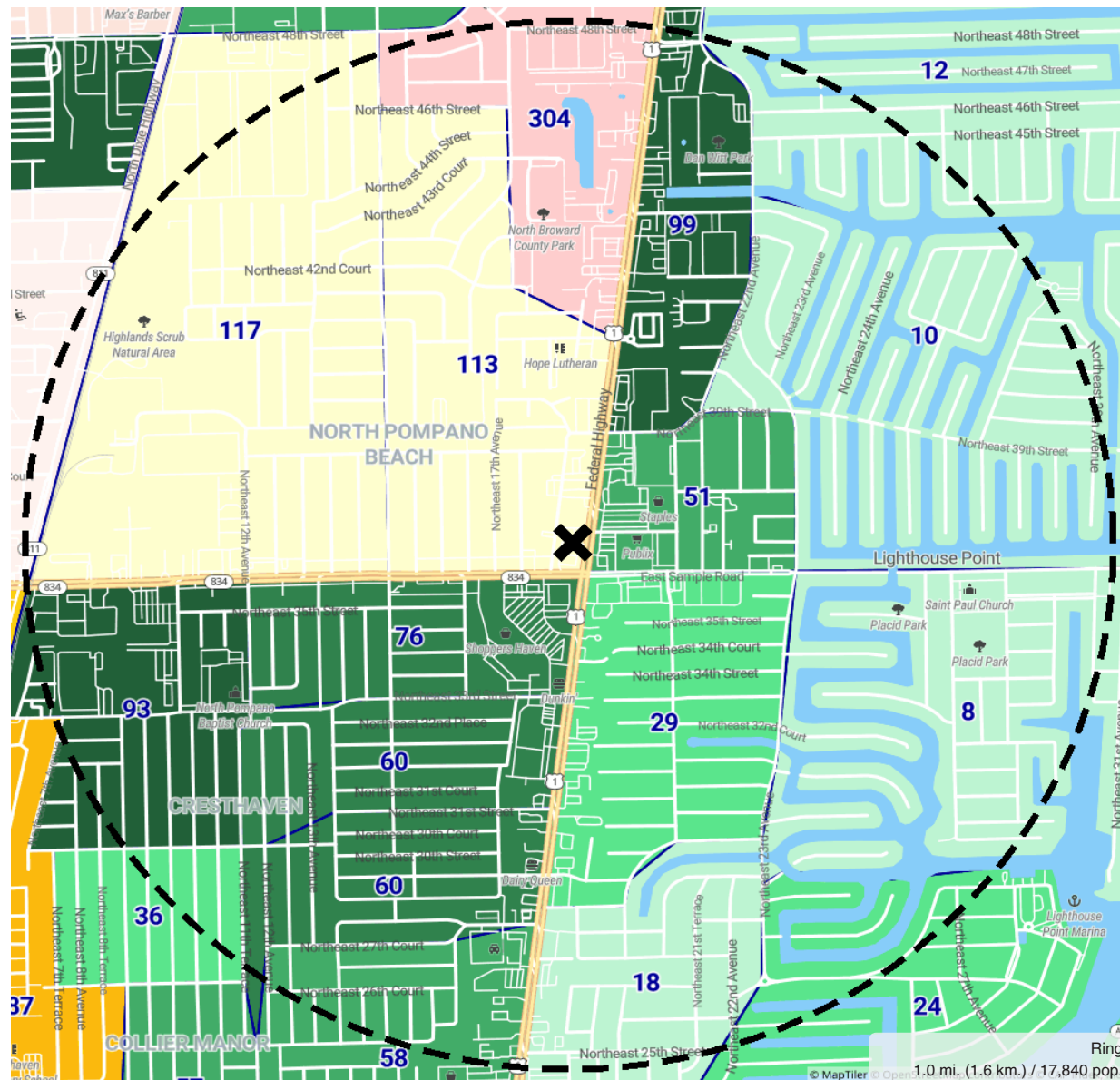
Larceny 162

Motor Vehicle Theft 234

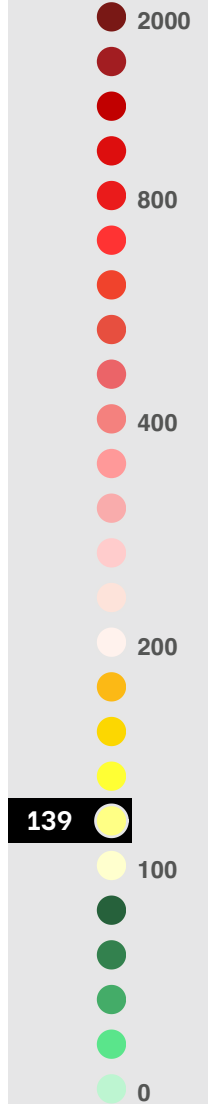
SUPPLEMENTAL SCORES

Simple Assault 239

Vandalism 173



CAP SCORE SCALE



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MAX-1 HEAT MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

139

THE CRIME RISK AT THIS SITE IS 1.39
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CRIMES AGAINST PERSONS 135

Homicide 87

Rape 154

Robbery 147

Aggravated Assault 133

CRIMES AGAINST PROPERTY 173

Burglary 171

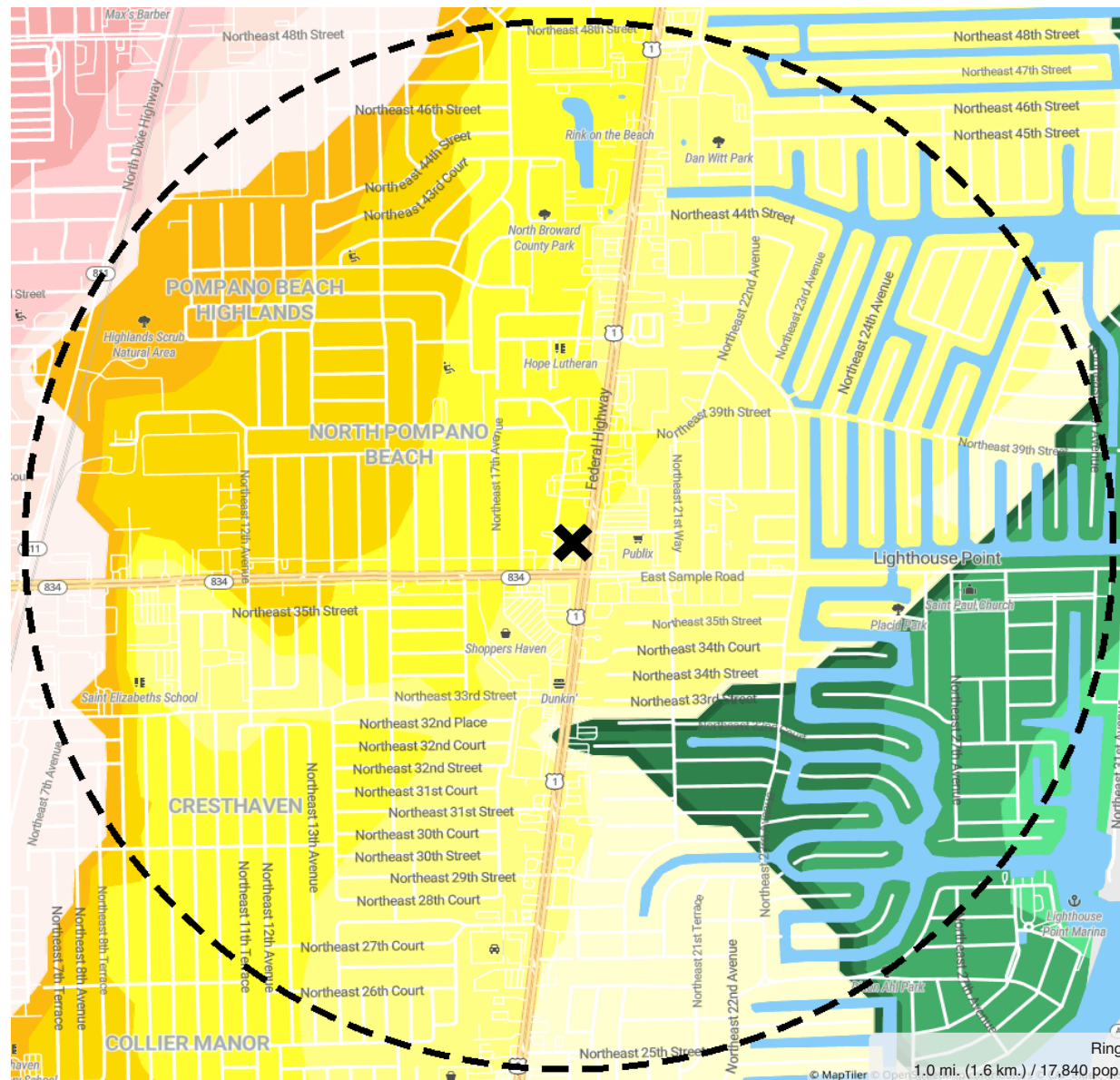
Larceny 162

Motor Vehicle Theft 234

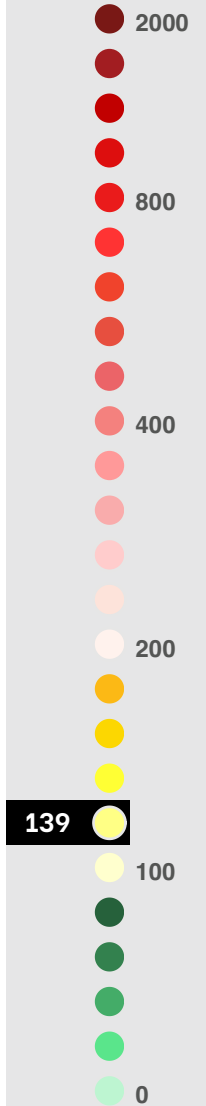
SUPPLEMENTAL SCORES

Simple Assault 239

Vandalism 173



CAP SCORE SCALE



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MAX-1 SCORE SUMMARY

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
CAP Index® Score	117	139	130	125	142	132	103	115	111
CRIMES AGAINST PERSONS	123	135	128	125	131	125	105	111	109
Homicide	69	87	89	69	85	89	64	78	82
Rape	165	154	145	138	124	113	126	115	108
Robbery	122	147	137	139	160	150	112	124	121
Aggravated Assault	126	133	126	124	126	120	106	108	106
CRIMES AGAINST PROPERTY	194	173	158	163	140	130	131	112	107
Burglary	173	171	162	139	133	128	116	107	106
Larceny	192	162	148	161	130	120	131	106	101
Motor Vehicle Theft	247	234	212	232	217	199	163	154	147
SUPPLEMENTAL SCORES									
Simple Assault	253	239	213	190	175	157	148	137	128
Vandalism	211	173	163	174	139	131	138	112	108



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Database Year: 2024



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MAX-3 SUMMARY PAGE

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

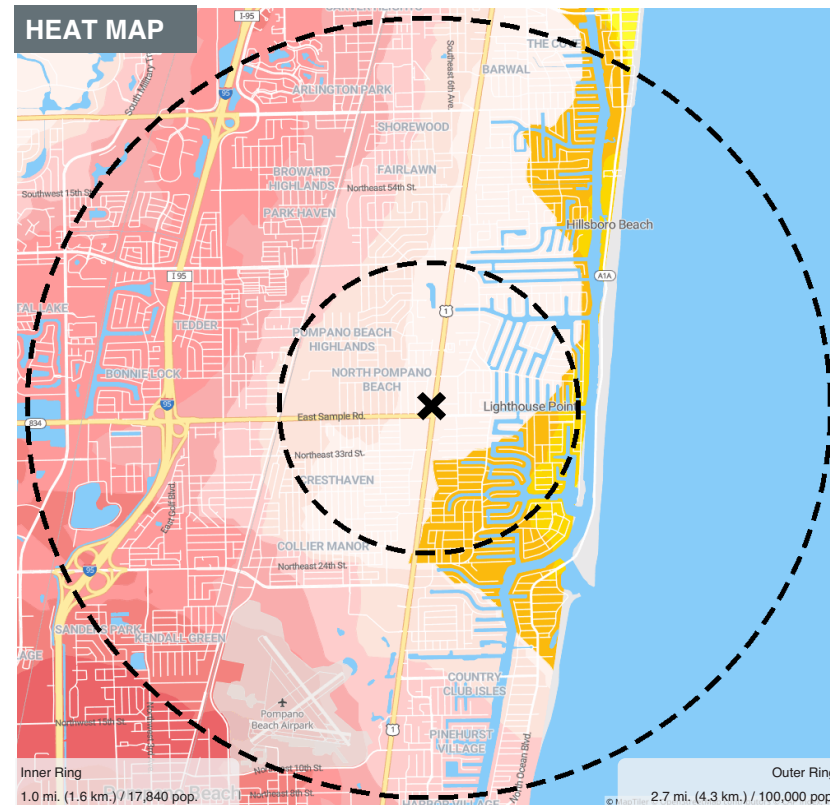
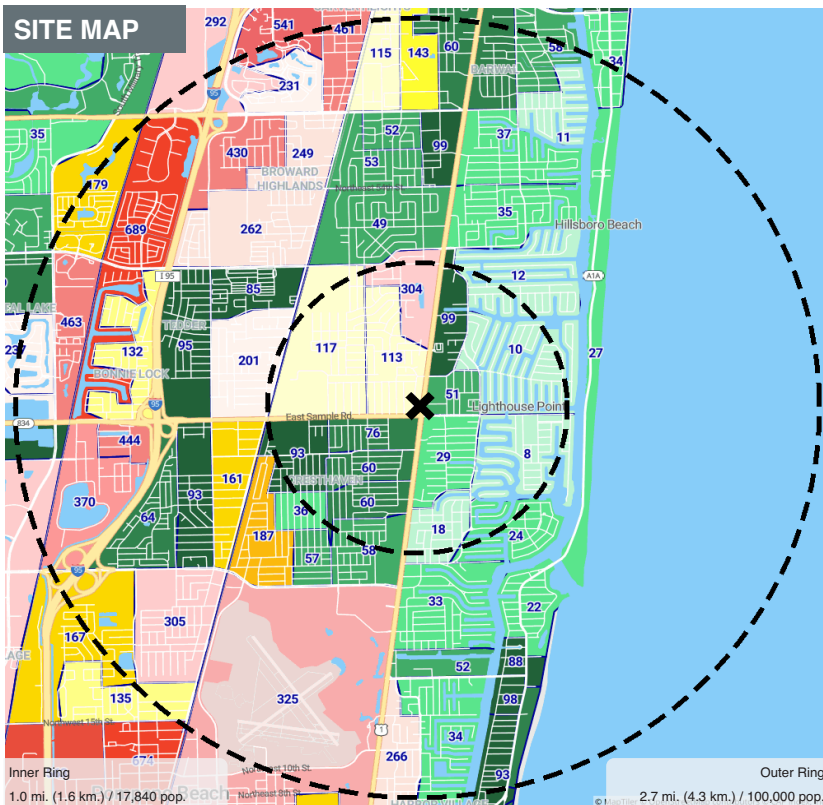
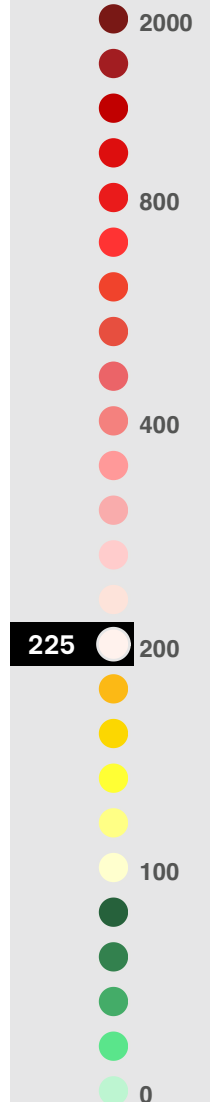
THIS SITE'S CAP INDEX® SCORE:

225

THE CRIME RISK AT THIS SITE IS 2.25
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	232	CRIMES AGAINST PROPERTY	225	SUPPLEMENTAL SCORES	
Homicide	171	Burglary	251	Simple Assault	315
Rape	260	Larceny	232	Vandalism	242
Robbery	232	Motor Vehicle Theft	234		
Aggravated Assault	238				

CAP SCORE SCALE



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MAX-3 SITE MAP

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2024 NATIONAL CRIME RISK SCORES

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CRIMES AGAINST PERSONS 232

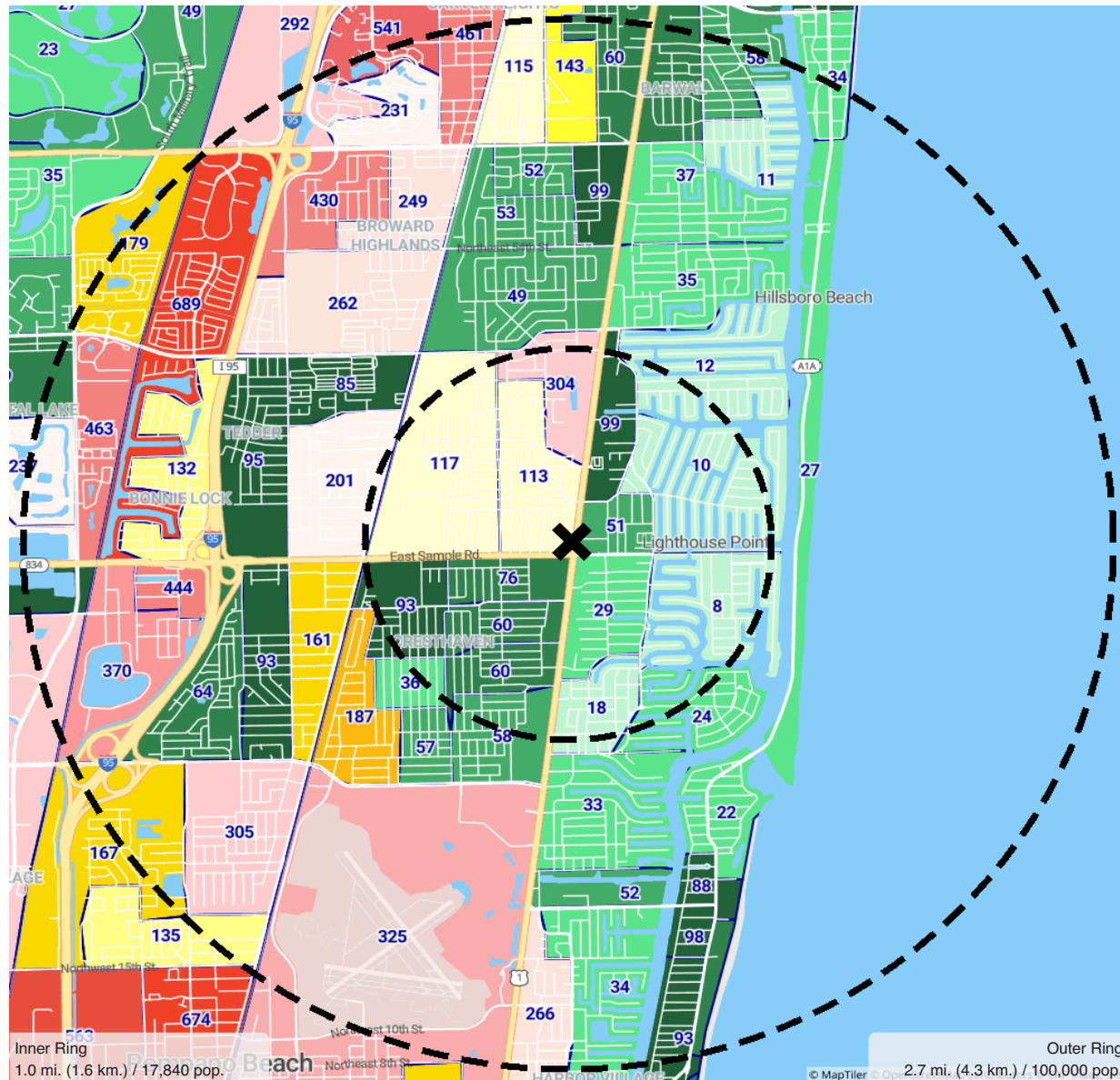
Homicide	171
Rape	260
Robbery	232
Aggravated Assault	238

CRIMES AGAINST PROPERTY 225

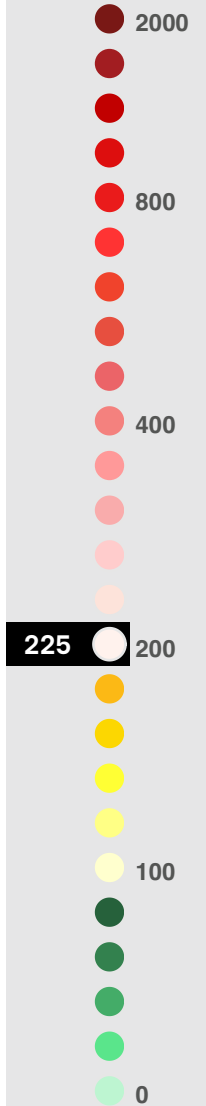
Burglary	251
Larceny	232
Motor Vehicle Theft	234

SUPPLEMENTAL SCORES

Simple Assault	315
Vandalism	242



CAP SCORE SCALE



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MAX-3 HEAT MAP

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ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

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Rape 260

Robbery 232

Aggravated Assault 238

CRIMES AGAINST PROPERTY 225

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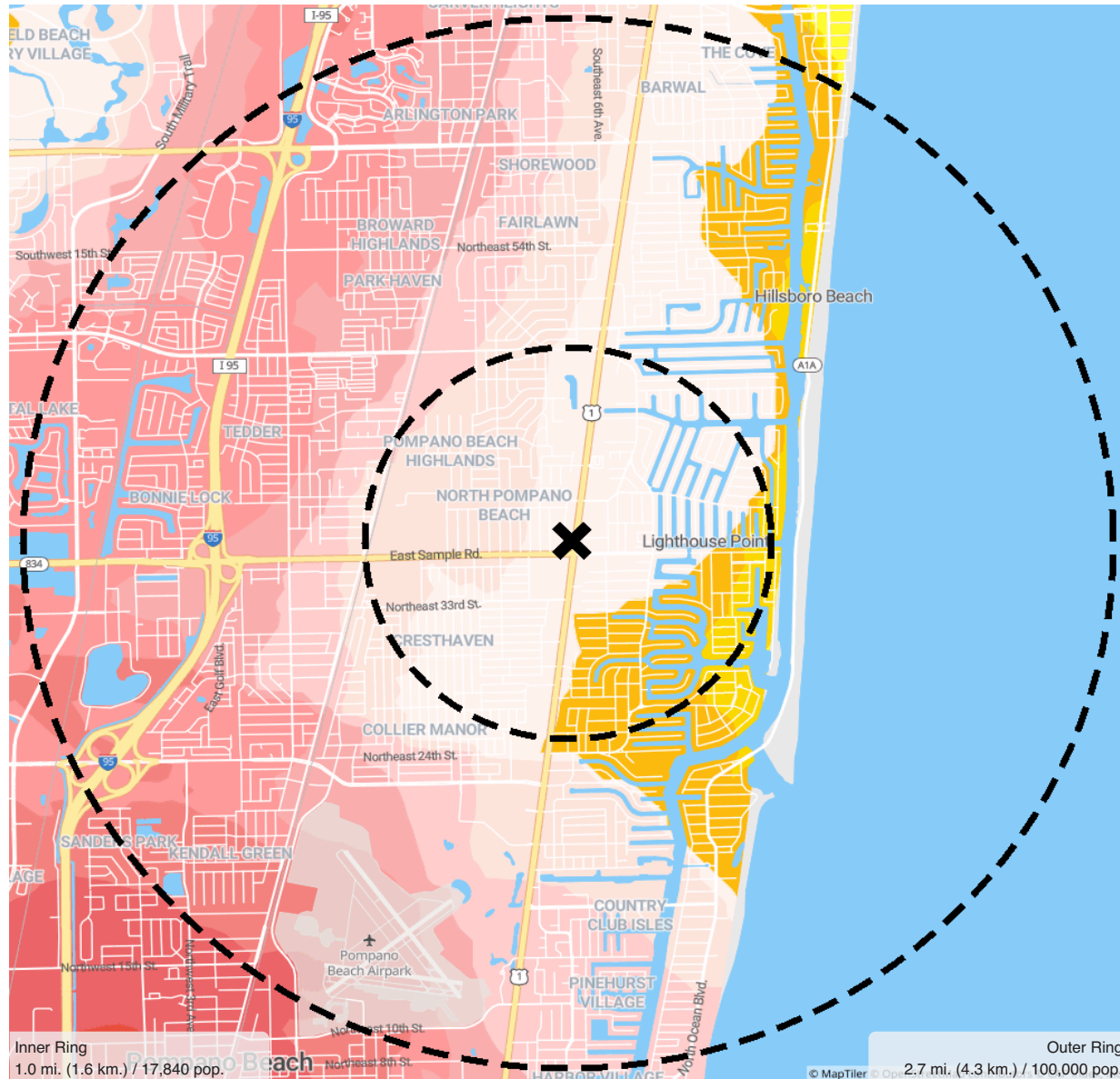
Larceny 232

Motor Vehicle Theft 234

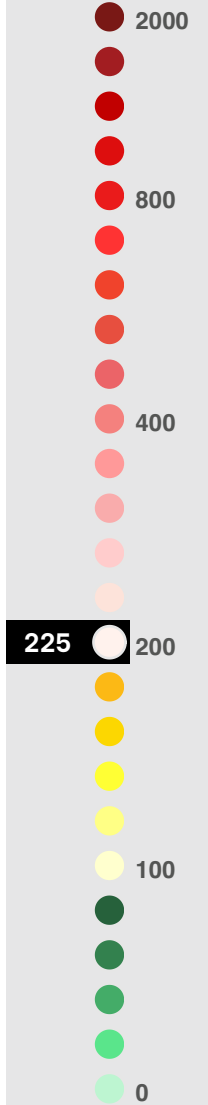
SUPPLEMENTAL SCORES

Simple Assault 315

Vandalism 242



CAP SCORE SCALE



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Database Year: 2024



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MAX-3 SCORE SUMMARY

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ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



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CAP Index® Score	214	225	204	228	229	208	189	186	175
CRIMES AGAINST PERSONS	218	232	215	221	226	209	187	190	182
Homicide	159	171	177	160	168	176	148	154	163
Rape	260	260	248	217	209	194	198	194	185
Robbery	228	232	212	261	253	232	209	196	188
Aggravated Assault	221	238	223	218	225	212	186	194	188
CRIMES AGAINST PROPERTY	247	225	211	208	183	173	167	146	143
Burglary	254	251	242	204	196	191	171	158	158
Larceny	264	232	216	221	187	175	180	152	148
Motor Vehicle Theft	247	234	225	232	217	211	163	154	156
SUPPLEMENTAL SCORES									
Simple Assault	307	315	272	230	231	201	180	181	163
Vandalism	230	242	239	190	194	192	151	157	159



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Database Year: 2024



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PZ23-12000036

MAX-6 SUMMARY PAGE

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

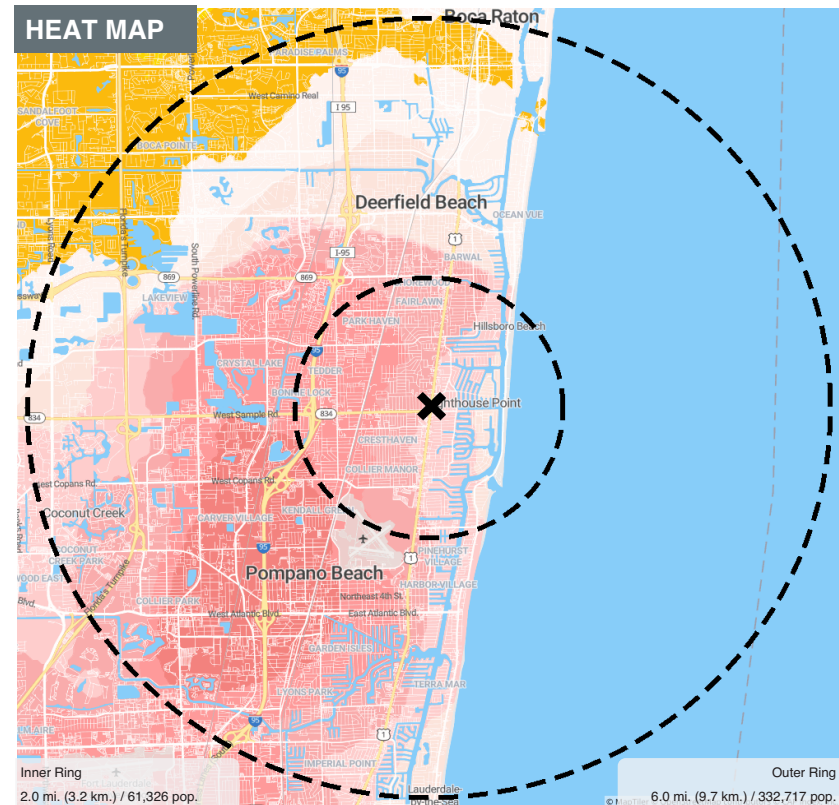
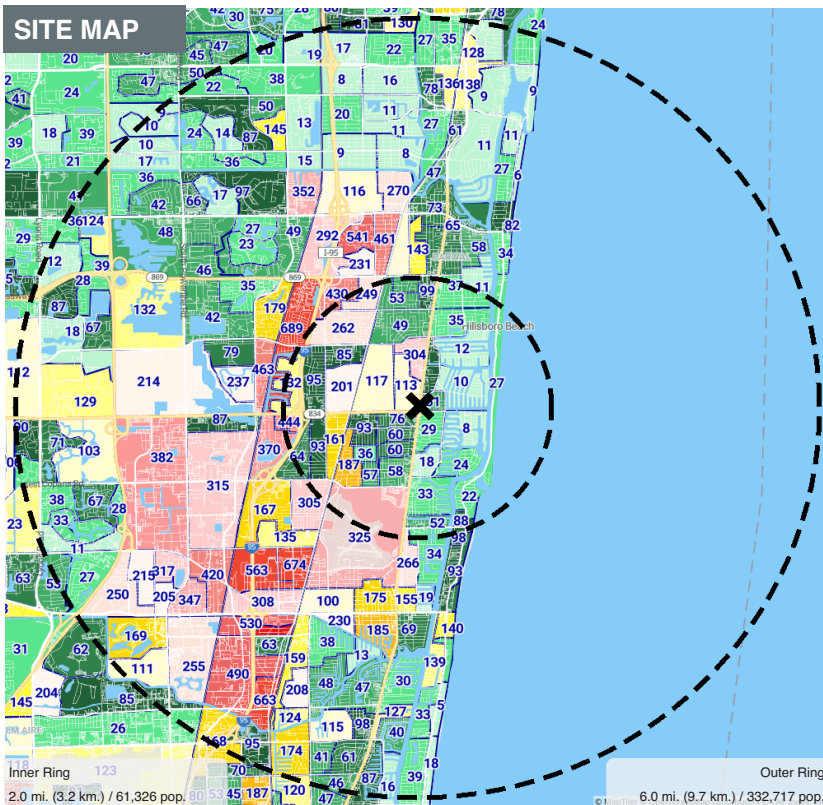
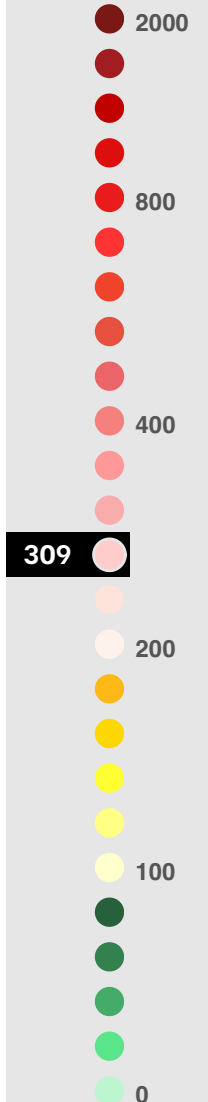
THIS SITE'S CAP INDEX® SCORE:

309

THE CRIME RISK AT THIS SITE IS 3.09
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	261	CRIMES AGAINST PROPERTY	310	SUPPLEMENTAL SCORES	
Homicide	243	Burglary	283	Simple Assault	361
Rape	298	Larceny	335	Vandalism	264
Robbery	339	Motor Vehicle Theft	285		
Aggravated Assault	267				

CAP SCORE SCALE



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Database Year: 2024



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MAX-6 SITE MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

309

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TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 261

Homicide 243

Rape 298

Robbery 339

Aggravated Assault 267

CRIMES AGAINST PROPERTY 310

Burglary 283

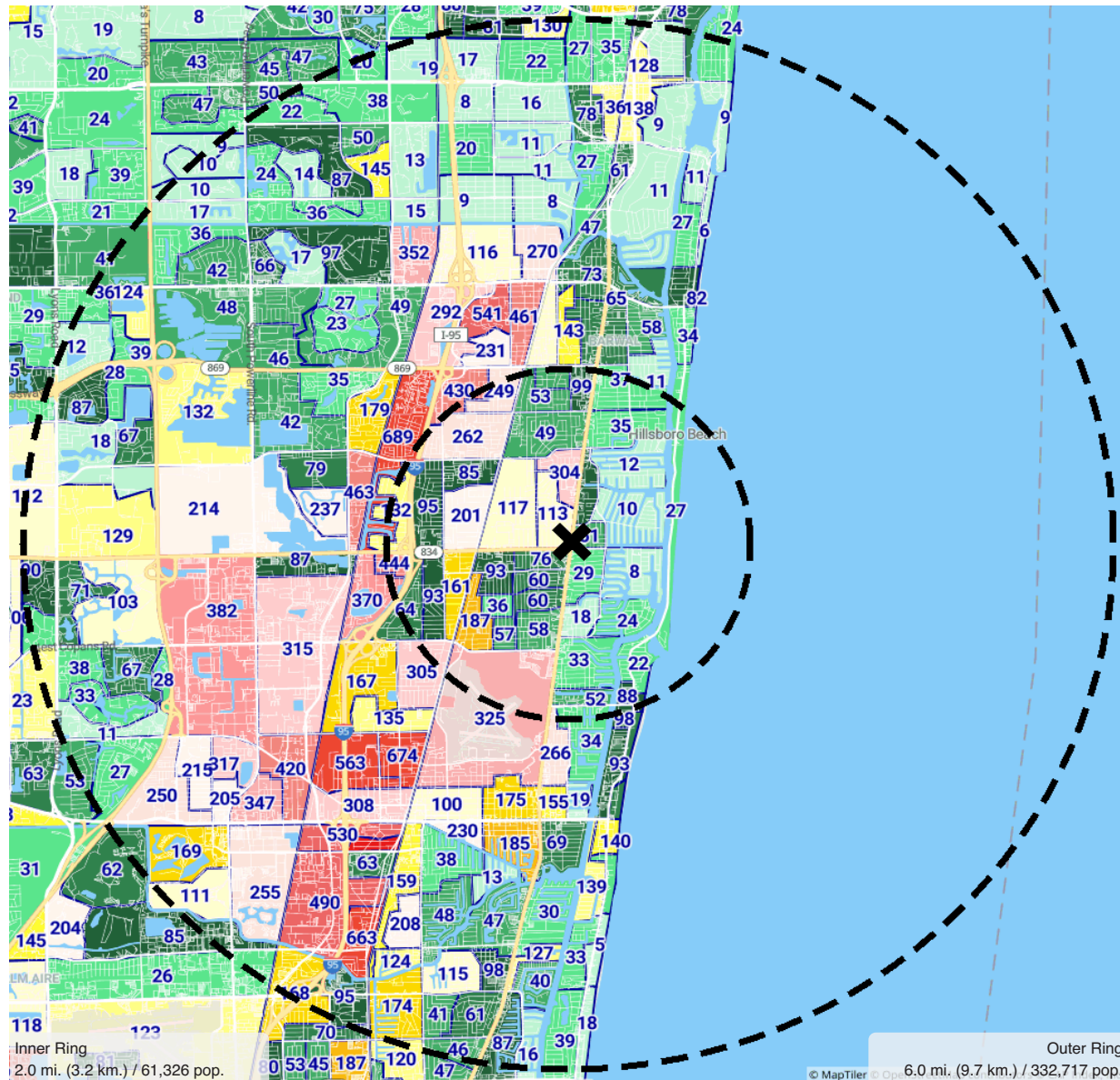
Larceny 335

Motor Vehicle Theft 285

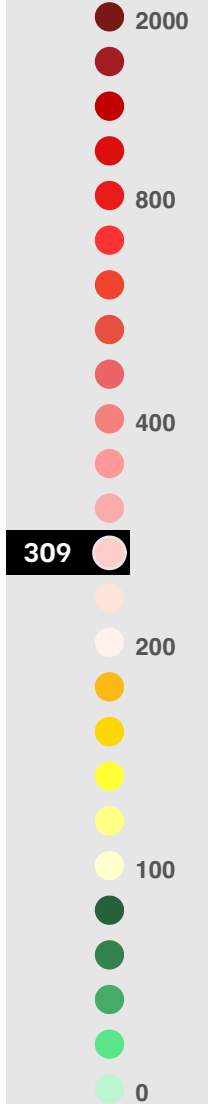
SUPPLEMENTAL SCORES

Simple Assault 361

Vandalism 264



CAP SCORE SCALE



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MAX-6 HEAT MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

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CRIMES AGAINST PERSONS 261

Homicide 243

Rape 298

Robbery 339

Aggravated Assault 267

CRIMES AGAINST PROPERTY 310

Burglary 283

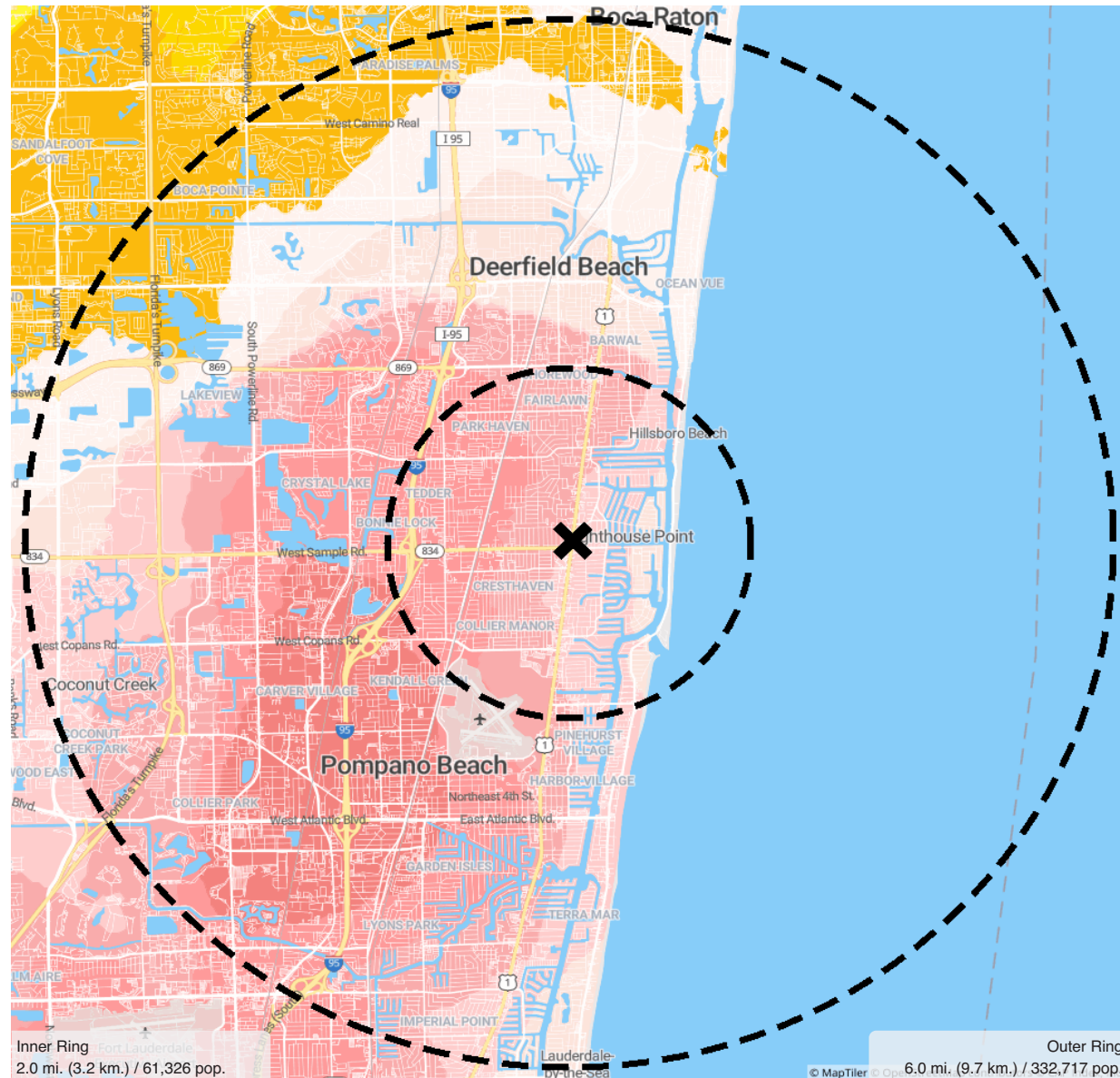
Larceny 335

Motor Vehicle Theft 285

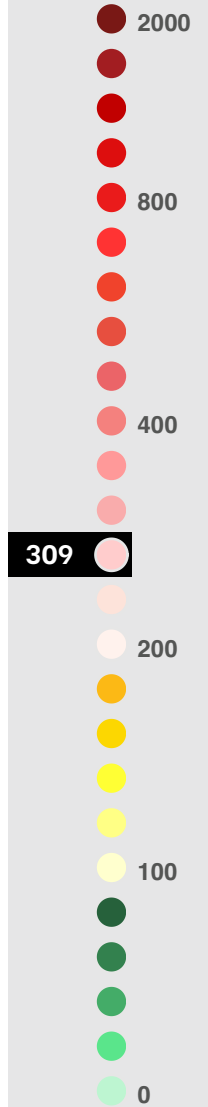
SUPPLEMENTAL SCORES

Simple Assault 361

Vandalism 264



CAP SCORE SCALE



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MAX-6 SCORE SUMMARY

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
CAP Index® Score	292	309	272	311	315	277	258	255	233
CRIMES AGAINST PERSONS	257	261	237	261	254	231	220	214	201
Homicide	216	243	239	217	238	238	201	219	220
Rape	300	298	286	251	239	224	228	222	213
Robbery	308	339	291	352	370	319	283	287	258
Aggravated Assault	263	267	247	260	253	234	221	217	208
CRIMES AGAINST PROPERTY	322	310	275	271	252	225	218	201	186
Burglary	367	283	271	295	221	214	247	178	177
Larceny	361	335	287	303	269	233	246	220	196
Motor Vehicle Theft	322	285	257	303	264	242	212	187	179
SUPPLEMENTAL SCORES									
Simple Assault	355	361	314	266	264	232	208	207	189
Vandalism	284	264	266	235	211	214	186	171	177



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MAX-12 SUMMARY PAGE

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

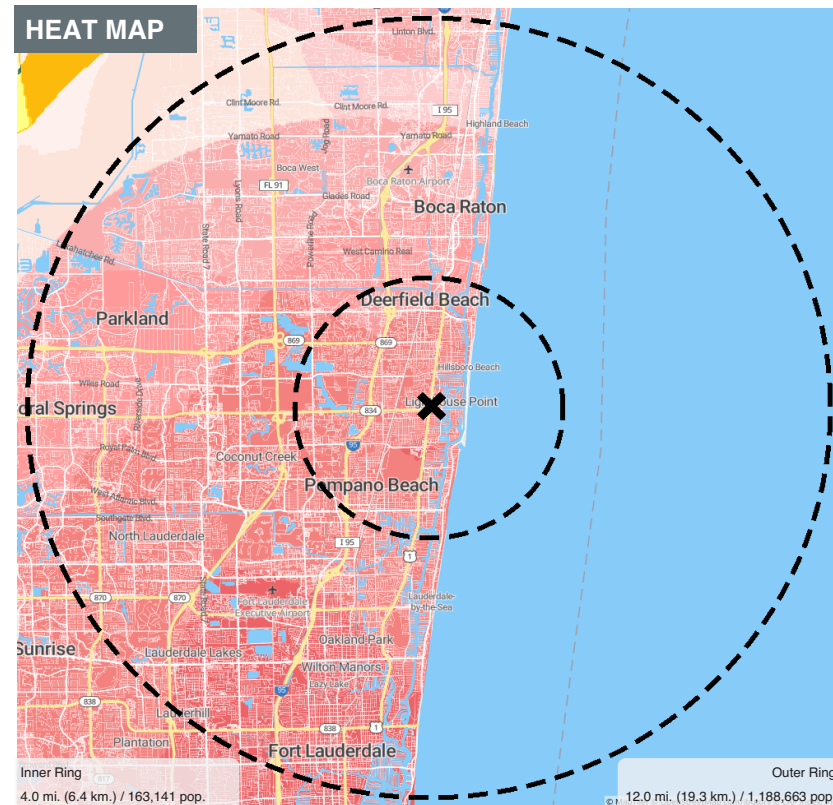
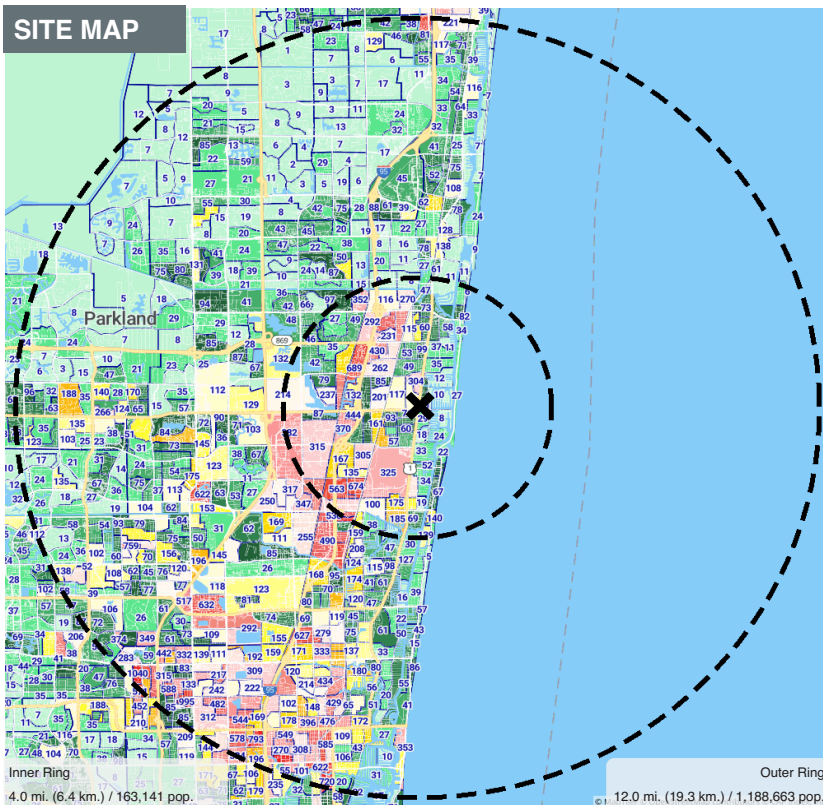
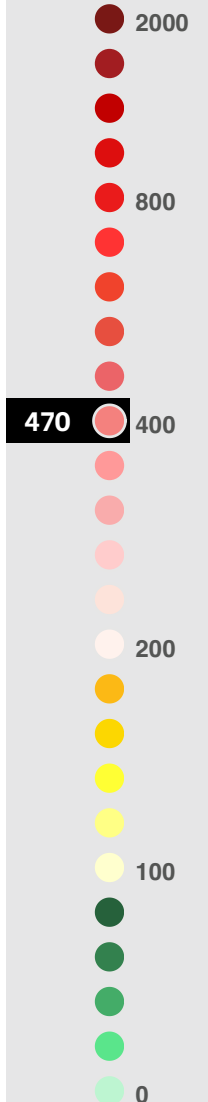
THIS SITE'S CAP INDEX® SCORE:

470

THE CRIME RISK AT THIS SITE IS 4.7
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	514	CRIMES AGAINST PROPERTY	712	SUPPLEMENTAL SCORES	
Homicide	503	Burglary	757	Simple Assault	763
Rape	455	Larceny	728	Vandalism	705
Robbery	489	Motor Vehicle Theft	689		
Aggravated Assault	549				

CAP SCORE SCALE



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MAX-12 SITE MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

470

THE CRIME RISK AT THIS SITE IS 4.7
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 514

Homicide 503

Rape 455

Robbery 489

Aggravated Assault 549

CRIMES AGAINST PROPERTY 712

Burglary 757

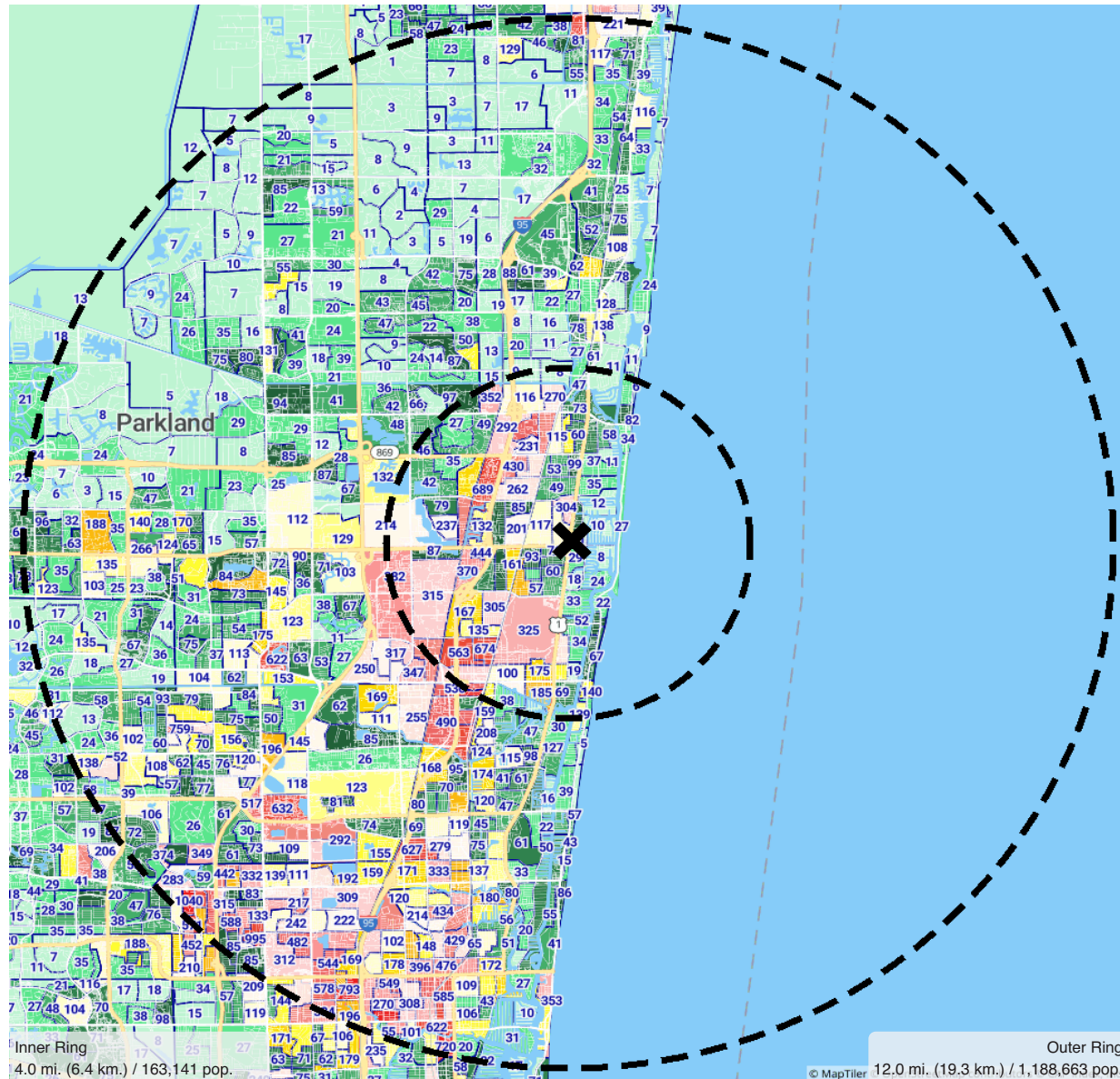
Larceny 728

Motor Vehicle Theft 689

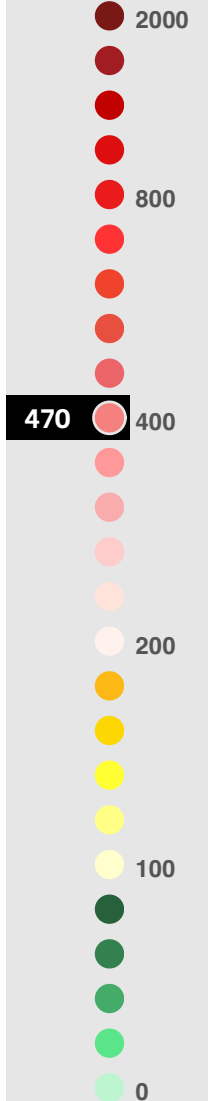
SUPPLEMENTAL SCORES

Simple Assault 763

Vandalism 705



CAP SCORE SCALE



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MAX-12 HEAT MAP

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



2024 NATIONAL CRIME RISK SCORES

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CRIMES AGAINST PERSONS 514

Homicide 503

Rape 455

Robbery 489

Aggravated Assault 549

CRIMES AGAINST PROPERTY 712

Burglary 757

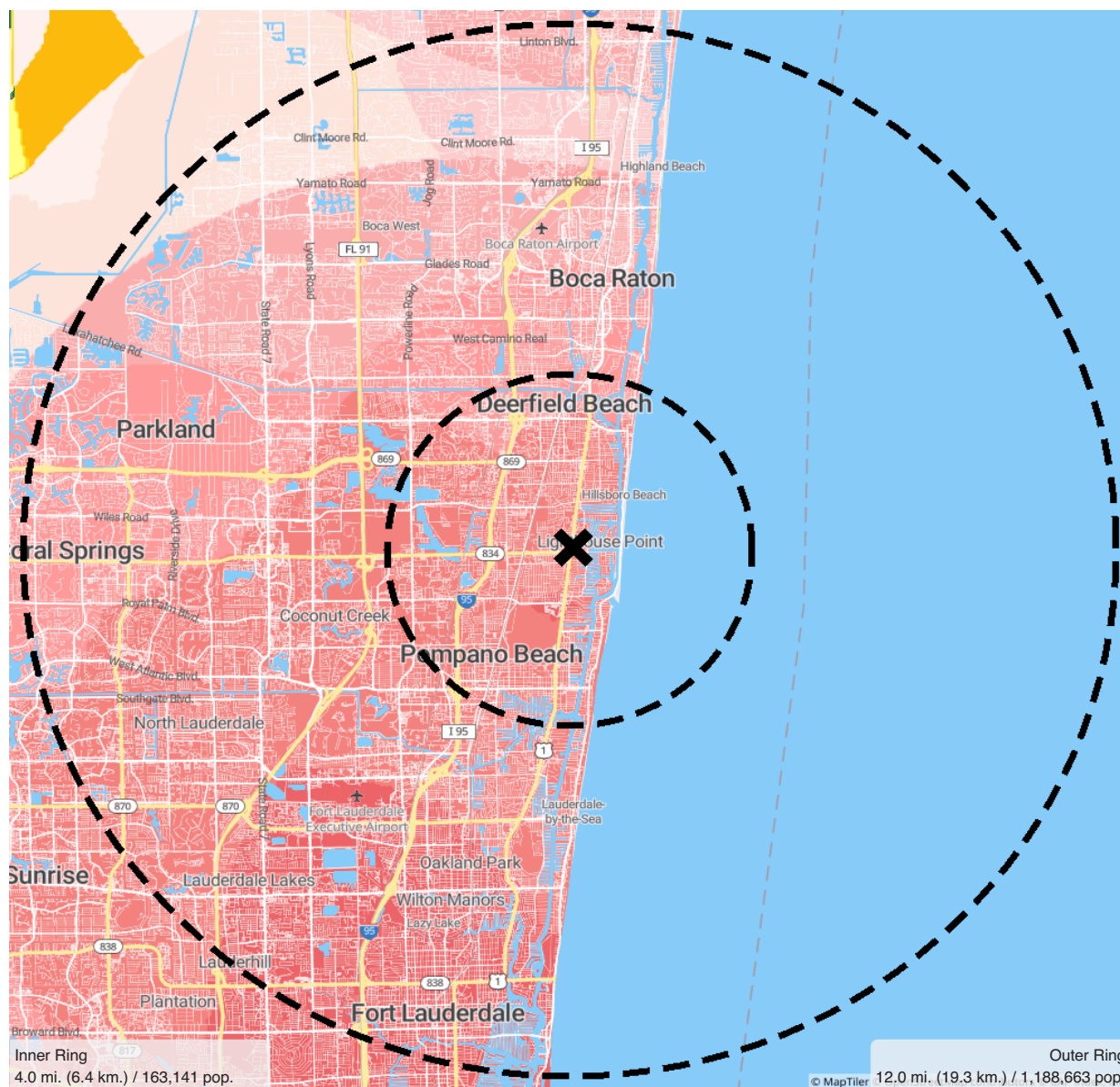
Larceny 728

Motor Vehicle Theft 689

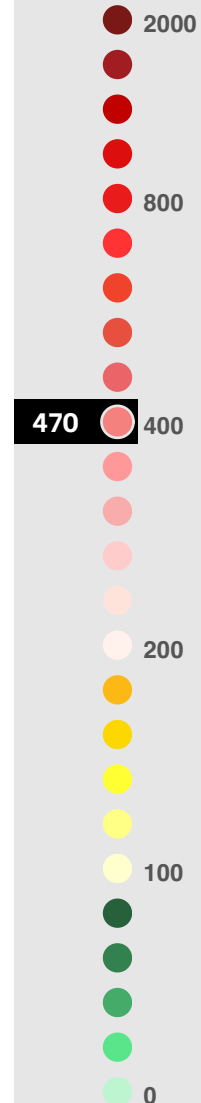
SUPPLEMENTAL SCORES

Simple Assault 763

Vandalism 705



CAP SCORE SCALE



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MAX-12 SCORE SUMMARY

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
CAP Index® Score	431	470	443	460	479	451	381	389	380
CRIMES AGAINST PERSONS	469	514	511	476	500	497	402	421	433
Homicide	437	503	504	439	493	502	408	454	463
Rape	439	455	501	367	365	392	334	339	373
Robbery	434	489	452	496	533	496	398	414	401
Aggravated Assault	506	549	551	500	519	523	426	447	464
CRIMES AGAINST PROPERTY	646	712	689	544	578	565	437	463	467
Burglary	593	757	702	477	591	555	399	475	458
Larceny	672	728	700	564	585	567	458	477	479
Motor Vehicle Theft	666	689	704	627	639	662	438	452	489
SUPPLEMENTAL SCORES									
Simple Assault	815	763	707	611	559	522	477	438	425
Vandalism	680	705	637	562	565	513	446	457	423



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POINT OF INTEREST (POI) DATA

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



This section provides select points of interest (POIs) that could potentially augment or mitigate a site's crime risks. Each row of the table lists the distance in miles (mi.) and kilometers (km.) to the closest POI along with the count of POIs that fall within the outer radius of each methodology.

TYPE	DISTANCE TO CLOSEST (MI./KM.)	MAX-1 COUNT WITHIN 1.0 MI./1.6 KM.	MAX-3 COUNT WITHIN 2.7 MI./4.3 KM.	MAX-6 COUNT WITHIN 6.0 MI./9.7 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
Highway Entrances & Exits	0.1/0.2	48	195	957	2,663
Rail, Subway, & Train Stations	2.3/3.7	0	1	3	6
Government/Medical POIs					
Detention Facilities	3.2/5.1	0	0	6	8
Fire Stations	0.2/0.3	2	5	19	64
Hospitals	1.4/2.3	0	1	4	17
Police Stations	0.3/0.5	1	2	8	24
Other POIs					
Bars & Nightclubs	0.1/0.2	7	23	110	373
Beer, Wine, & Liquor Stores	0.4/0.6	1	10	35	158
Casinos	4.9/7.9	0	0	1	4
Check Cashing Locations	0.3/0.5	5	10	33	100
Convenience Stores & Gas Stations	0.0/0.0	10	46	133	434
Homeless Shelters & Food Banks	2.6/4.2	0	1	3	14
Pawn Shops	1.0/1.6	1	3	18	67

This information is based on data supplied by external providers. Although these sources are considered highly reliable, CAP Index, Inc. is not able to vouch for their completeness or accuracy. Nevertheless, it must be assumed that this information is in fact complete and accurate.

DEMOGRAPHIC DATA

SITE NAME: EL CAR WASH POMPANO

ADDRESS: 3685 NORTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33064



This information offers insight into the various factors that may indicate the degree of social disorganization around your site. The numbers in each column are determined by the outer radius of the given methodology.

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Population Data					
Total Population	18,180	100,293	335,204	1,194,811	336,157,119
Per Square Mile	5,754.6	6,551.2	5,112.4	4,966.8	95.1
% Change	0.2%	1.5%	1.9%	2.1%	2.0%
By Age Group					
% 0-14	14.0%	15.1%	13.4%	14.7%	17.2%
% 15-17	2.9%	3.2%	3.1%	3.4%	3.9%
% 18-24	7.2%	7.5%	7.3%	8.3%	9.8%
% 25-44	25.9%	25.7%	23.9%	24.1%	25.9%
% 45-64	30.5%	27.6%	27.1%	26.7%	24.6%
% 65+	19.4%	20.9%	25.3%	22.8%	18.6%
By Marital Status (Age 15+)					
% Never Married	33.9%	33.6%	32.7%	34.1%	34.0%
% Married, Spouse Present	39.5%	38.0%	38.7%	39.5%	45.3%
% Married, Spouse Absent	4.7%	6.7%	6.0%	5.9%	4.3%
% Divorced	15.8%	14.5%	14.3%	13.5%	10.7%
% Widowed	6.1%	7.3%	8.4%	7.1%	5.6%
By Education Level (Age 25+)					
% Less than 9th Grade	5.0%	7.2%	5.1%	4.4%	4.8%
% Some High School, No Diploma	7.6%	7.8%	5.6%	5.4%	6.1%
% High School Graduate (including equivalent)	27.5%	29.9%	25.8%	25.9%	26.5%
% Some College, No Degree	18.9%	19.0%	18.8%	18.0%	19.6%
% Associate's Degree	8.1%	7.6%	7.8%	8.8%	8.7%
% Bachelor's Degree	21.8%	18.2%	22.9%	22.7%	20.9%
% Graduate Degree	11.3%	10.4%	13.9%	14.9%	13.4%

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DEMOGRAPHIC DATA

SITE NAME: EL CAR WASH POMPANO

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This information offers insight into the various factors that may indicate the degree of social disorganization around your site. The numbers in each column are determined by the outer radius of the given methodology.

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Household / Housing Data					
Total Households	7,646	41,540	148,086	494,670	129,079,042
Avg. People per HH	2.4	2.4	2.3	2.4	2.6
Median Value of Owner-Occupied Housing Units	\$513,051	\$441,913	\$464,699	\$469,089	\$397,683
% Renter-Occupied Housing Units	37.8%	42.1%	39.6%	39.6%	36.8%
Housing Units by Structure Type					
% 1 Unit Detached	59.1%	37.7%	30.8%	35.9%	61.5%
% 1 Unit Attached	3.9%	4.7%	6.0%	8.2%	6.0%
% 2+ Units	36.8%	53.2%	60.1%	53.9%	26.5%
% Mobile Home	0.2%	4.3%	3.1%	1.9%	5.9%
% Other Type	0.0%	0.1%	0.0%	0.1%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	5.6%	8.7%	9.0%	7.8%	8.4%
% 1 Vehicle	38.1%	43.9%	46.6%	44.5%	33.1%
% 2+ Vehicles	56.3%	47.4%	44.4%	47.7%	58.5%

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This information offers insight into the various factors that may indicate the degree of social disorganization around your site. The numbers in each column are determined by the outer radius of the given methodology.

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Employment / Income Data					
Median HH Income	\$82,556	\$66,606	\$71,160	\$78,814	\$84,724
% of Families Below Poverty Level	5.4%	9.5%	9.3%	9.2%	9.1%
% of Population Unemployed (Age 16+)	3.5%	4.0%	4.0%	3.9%	3.6%
Workers by Means of Transport (Age 16+)					
% Work at Home	8.8%	10.6%	15.0%	15.0%	13.8%
% Walk	2.7%	1.4%	1.1%	1.1%	2.3%
% Bicycle	0.4%	0.3%	0.4%	0.4%	0.4%
% Carpool	13.1%	11.9%	9.4%	8.6%	8.2%
% Drive Alone	72.3%	70.1%	69.5%	70.5%	70.6%
% Public Transport	0.9%	2.6%	1.7%	1.9%	3.3%
% Other	1.8%	3.2%	2.9%	2.5%	1.4%

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ABOUT CRIMECAST SCORING

THE CAP INDEX® SCORING SYSTEM

The CAP Index® Scoring System uses sophisticated forecasting techniques that combine demographic and business statistics with crime and loss data to calculate crime risk. The foundation of our forecasting approach is the “Social Disorganization Theory,” which asserts that higher degrees of social discord in a neighborhood tend to correlate with higher levels of crime.



SCORING METHODOLOGIES

CAP Scores for a specific business application are generated using one of four CAP Index® Scoring Methodologies. These scoring methodologies account for the fact that perpetrators often travel varying distances to commit crimes (the “journey to crime”) depending on the target. The scoring methodologies also consider the nature and attractiveness of different types of targets for different types of crimes. Each methodology designates a progressively larger “sphere of influence” that is used to assess the risk of crime. Each sphere is defined by a maximum geographic radius or a population threshold. These spheres have different components that drive the overall crime risk score. The inner part of the sphere focuses on the nearest neighborhoods and receives the higher percentage of the weight. The outer part of the sphere considers more distant avenues of vulnerability and receives the remaining percentage of the weight.

Scoring Methodology	Outer Ring / Population for Assessment	Weight	Inner Ring / Population for Assessment	Weight
MAX-1	1 mile (1.6 km.) or 25,000 people	N/A	1 mile (1.6 km.) or 25,000 people	100%
MAX-3	3 miles (4.8 km.) or 100,000 people	20%	1 mile (1.6 km.) or 25,000 people	80%
MAX-6	6 miles (9.7 km.) or 400,000 people	20%	2 miles (3.2 km.) or 100,000 people	80%
MAX-12	12 miles (19.3 km.) or 1,600,000 people	33%	4 miles (6.4 km.) or 400,000 people	67%

CAP SCORE SCALE

CAP Scores range from 0 to 2000, with 0 representing the lowest risk and 2000 the highest; 100 is average. A score of 600 is 6 times the National Average, and a score of 25 indicates a risk that is 1/4 of the National Average.



RELIED UPON
BY OVER
80%
OF THE
FORTUNE 100

THE LEADERS IN CRIME RISK FORECASTING

CAP Index empowers organizations to make better-informed decisions throughout the security planning and security management cycle. Whether you are opening a new location, planning security measures for your existing locations, or conducting services off-site, our validated crime risk intelligence will help you create impactful security solutions to protect your customers, employees, assets, and your bottom line.



CRIMECAST® DATA & REPORTS

Quantify and visualize your risk with our detailed, industry-leading, site-specific crime risk reports.



RISK CONSULTING & ANALYTICS

Elevate your security program by having our team of consultants produce a crime risk scoring system tailored to your organization's needs.



TECHNOLOGY, PLATFORMS & MODULES

Manage your security planning process and loss prevention program from one dashboard.

HOW WE HELP: ASSESS YOUR RISK AND OUTSMART CRIME®



**Make your customers, employees,
and assets safer**



**Optimize the return from your security
investment**



**Reduce litigation and avoid adverse
judgments**



Reduce crime, loss, and claims



Ensure compliance with industry standards



Protect your brand

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