



April 29th, 2025

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 (Kaja Pompano @ NW 16th Avenue, Folio [484234500010](#); [484234500020](#))

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 73,344 sq. ft. (1.68 acres), and is located north of Atlantic Boulevard and east of NW 16th Avenue in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property (2 separate tax folios) is vacant and the prospective owner intends to develop the property with a new 7,282 sq. ft. truck wash with related site and landscape modifications.

A CrimeCast report was generated by CAP Index, Inc. (refer to **Exhibit "B"** included with this narrative; <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 **DRC** 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.

PZ24-12000026

07.02.2025

2024 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	541 (5.41 times the national average of 100)
MAX-3 (3-mile radius)	541 (5.41 times the national average of 100)
MAX-6 (6-mile radius)	453 (4.53 times the national average of 100)
MAX-12 (12-mile radius)	464 (4.64 times the national average of 100)

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

BROWARD COUNTY TOP CRIMES COMMITTED, PER STUDY AREA							
MAX-1		MAX-3		MAX-6		MAX-12	
Crimes Against Persons (homicide, rape, robbery, aggravated assault)		Crimes Against Persons (homicide, rape, robbery, aggravated assault)		Crimes Against Persons (homicide, rape, robbery, aggravated assault)		Crimes Against Property (burglary, larceny, motor vehicle theft)	
384 median		384 median		323 median		477 median	

The report summarizes the following for Broward County:

- Within the Max-1 (1-mile) study area, robbery is currently the most reported.

- Within the Max-3 (3-mile) study area, robbery is currently the most reported.
- Within the Max-6 (6-mile radius) study area, robbery is currently the most reported.
- Within the Max-12 (12-mile radius) study area, larceny is currently the most reported.

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 (median)				
CRIME CATEGORIES	MAX-1	MAX-3	MAX-6	MAX-12
<i>Crimes Against Persons</i>	Decrease from 384 to 344	Decrease in Crimes Against Persons from 384 to 353	Decrease in Crimes Against Persons from 323 to 320	Increase in Crimes Against Persons from 414 to 428
<i>Crimes Against Property</i>	Decrease from 216 to 212	Decrease in Crimes Against Property from 216 to 212	Decrease in Crimes Against Property from 315 to 307	Increase in Crimes Against Property from 477 to 482
<i>Simple Assault</i>	Increase from 271 to 276	Decrease in Simple Assault from 287 to 285	Decrease in Simple Assault from 381 to 354	Decrease in Simple Assault from 440 to 430
<i>Vandalism</i>	No change- 244	No change- 244	No change in- 323	Decrease from 463 to 429

DRC

The projections indicate that Crimes Against Persons and Crimes Against Property will decrease between 1-6 miles of this property, but will increase 12+ miles of this property. Increase in future Crimes Against Property are highest for motor vehicle theft and larceny. Increase in future Crimes Against Persons are highest for Homicide and Aggravated Assault. Simple Assault will also increase within 1 mile of this property, with no change projected for Vandalism.

These projections, though mostly positive, make CPTED a necessity for the success of this project. 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.

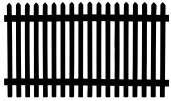
The following CPTED Principles are addressed in the proposed Public Safety Security (CPTED) Plan, sheets PS-1 and PS-2. For more detail, refer to these drawings.



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

- Site has been arranged with numerous light poles and wall-mounted fixtures 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.
- Parking spaces are naturally surveilled by building windows and naturally surveilled by visitors and public activity.

- 180-degree wide angle peephole door viewers are included in all doors leading to the exterior.
- 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.
- 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.
- The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)



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.
- Building has been placed further from western property line to eliminate “alleyway” creation along residences on the west side.
- North buffer wall is designed to incorporate picket breaks to allow for visibility into the site. PZ24-12000026
- Entrances to the site are designed to be defined with paving changes, landscape, and signage. 07/03/2035
- 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. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- 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 within picket openings 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://csivideo.com/>).
- Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.
- All exterior doors must have non-removable door hinge pins.
- 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 or with an alarm and robust mechanical locking system.
- Dumpster area is located in an area properly lit, and covered by both natural and electronic surveillance.
- 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 and north property lines 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. P224-1200026 07.02.2025
 - Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- 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.
- 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 other external features. This is to be formally coordinated with (BSO) during construction.
- 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.
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.
- Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.



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.
- The number address signage must 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.
- Install a fixed concealed silent panic duress alarm at main entrance AND 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.



PRINCIPLE #5 – ACTIVITY SUPPORT

- Walkway placement is adjacent to parking, which increases visibility in these areas.
- Building is oriented to face parking areas for further visibility.
- Open spaces and parking areas are centrally-located, also promoting visibility.
- Bike racks are located in an area that is naturally surveilled.
- Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.



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, 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 east of the building, ingress and egress of the site, 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. This is to be formally coordinated with (BSO) during construction.
- 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.

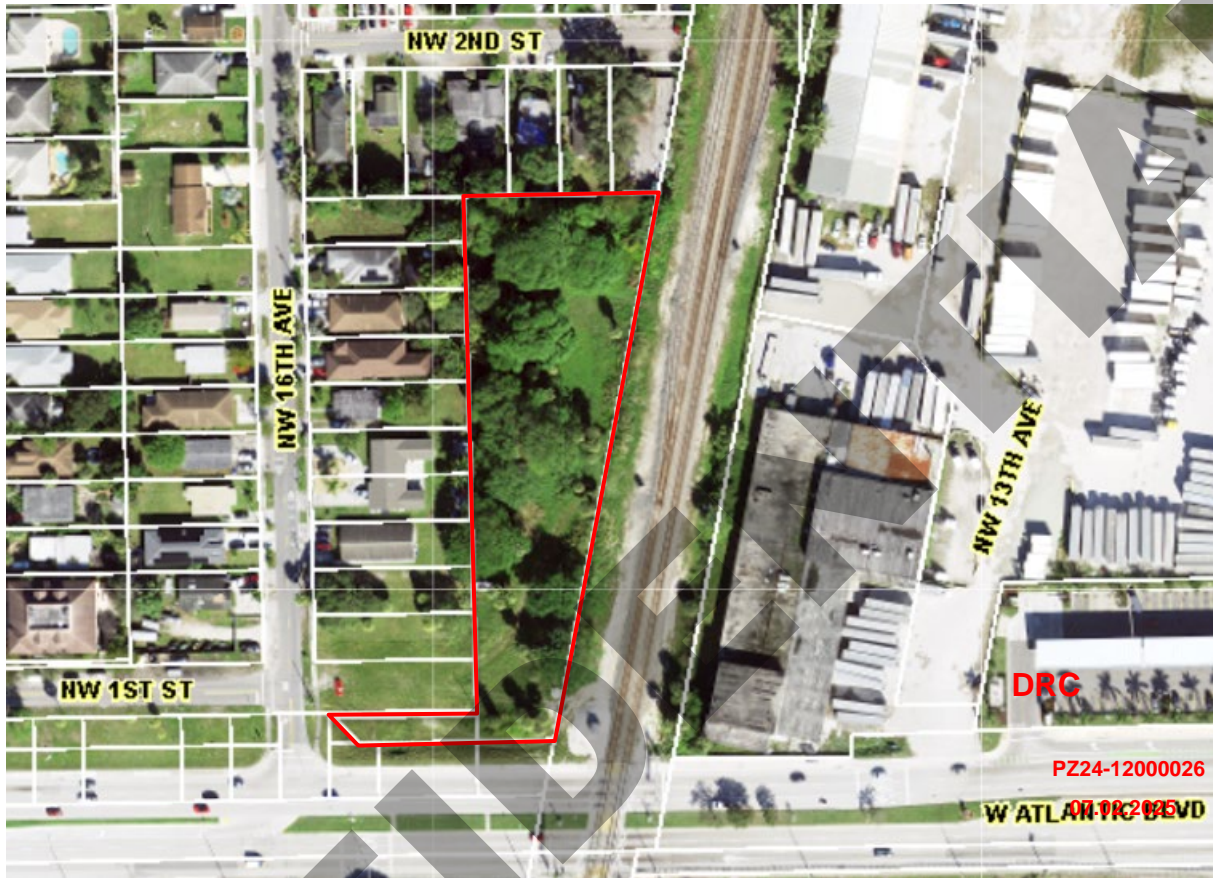
PZ24-12000026
07.02.2025



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

Attachment: CrimeCast Report

EXHIBIT "A"



Parcel Id: [484234500010](#); [484234500020](#)
 Owner: ATLANTIC INDUSTRIAL
 PROPERTY LLC
 Situs: NW 16 AVE POMPANO BEACH
 Address: FL 33069
 Legal: ATLANTIC INDUSTRIAL PARK
 PARCEL A & PARCEL B (PLAT
 BOOK 183, PAGE 630)

EXHIBIT "B"

DRC

PZ24-12000026

07.02.2025



GENERATED FOR: PLANW3ST, LLC

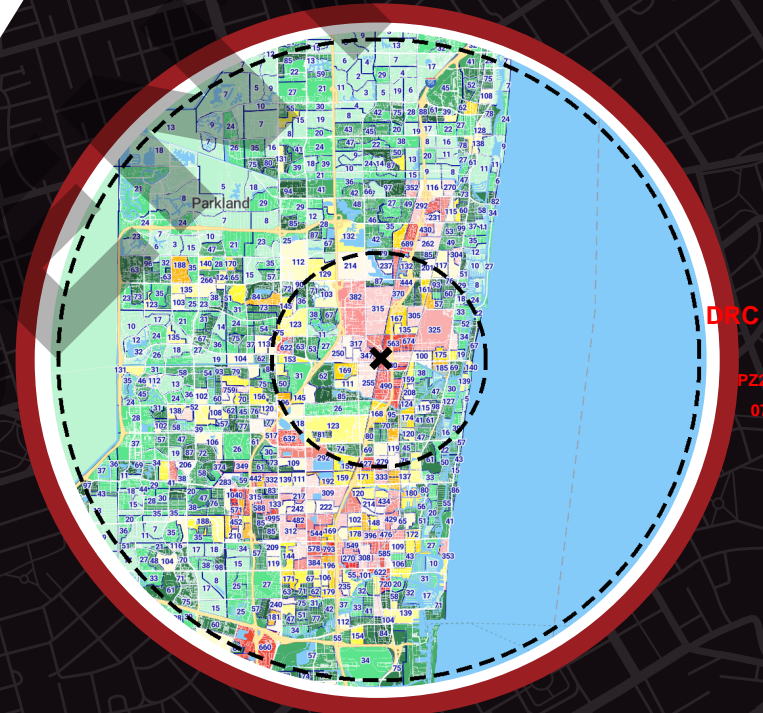
SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE
POMPANO BEACH, FL 33069

CREATION DATE: NOVEMBER 18, 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.



PZ24-12000026
07.02.2025

2024 CAP INDEX® SCORES

MAX-1: 541
MAX-3: 541
MAX-6: 453
MAX-12: 464



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: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



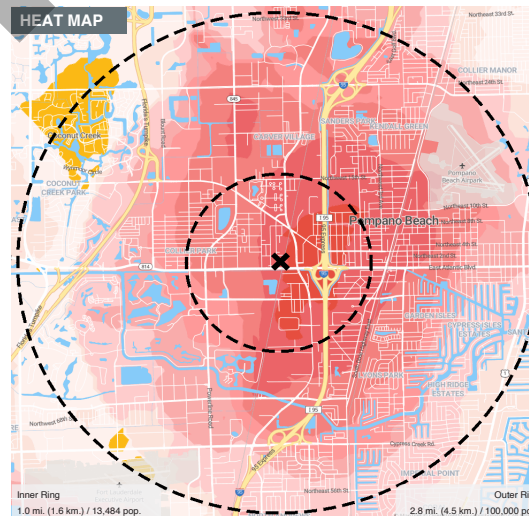
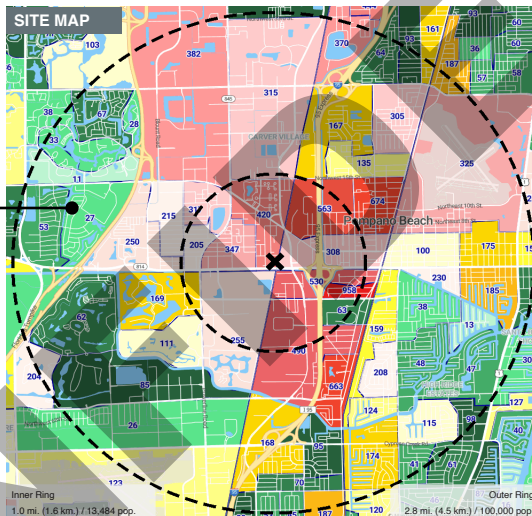
2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

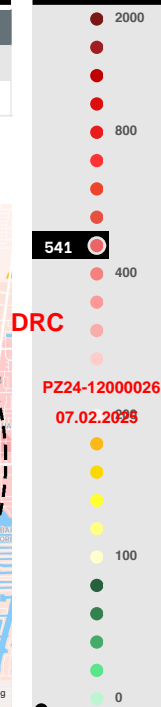
541

THE CRIME RISK AT THIS SITE IS 5.41 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	469	CRIMES AGAINST PROPERTY	332	SUPPLEMENTAL SCORES	
Homicide	454	Burglary	390	Simple Assault	499
Rape	353	Larceny	320	Vandalism	377
Robbery	596	Motor Vehicle Theft	410		
Aggravated Assault	460				



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.



Creation Date: November 18, 2024
Database Year: 2024

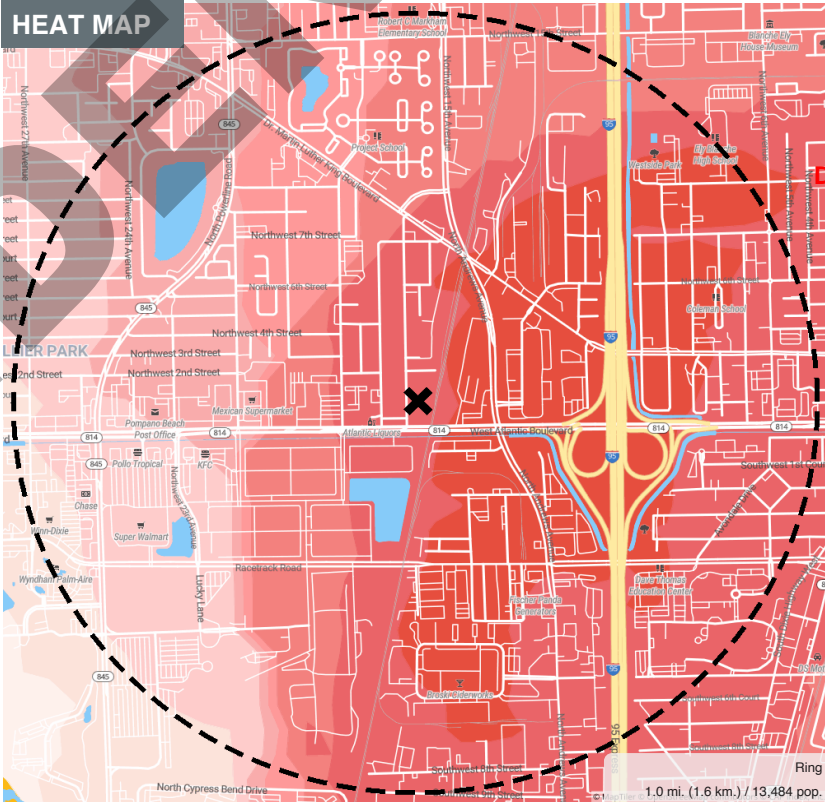
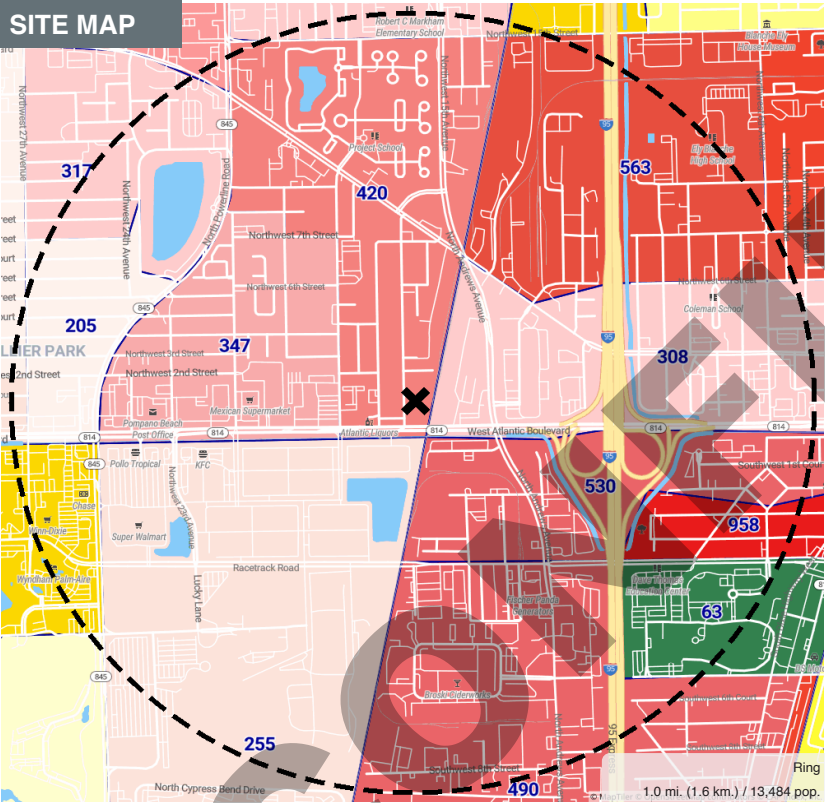
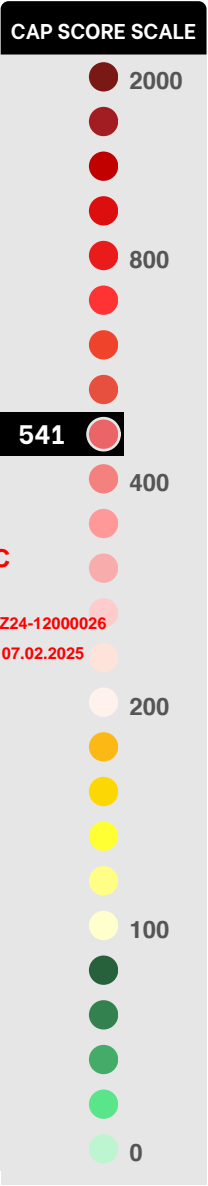


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SITE NAME: KAJA POMPANO
ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES					
THIS SITE'S CAP INDEX® SCORE: 541 THE CRIME RISK AT THIS SITE IS 5.41 TIMES THE NATIONAL AVERAGE OF 100.	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY		SUPPLEMENTAL SCORES
	Homicide		Burglary		Simple Assault
	Rape		Larceny		Vandalism
	Robbery		Motor Vehicle Theft		
	Aggravated Assault				



Creation Date: November 18, 2024
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MAX-1 SITE MAP

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:



541

THE CRIME RISK AT THIS SITE IS 5.41
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 469

CRIMES AGAINST PERSONS 469

Homicide	423
----------	-----

Bane	345
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Nape	3-5
------	-----

Robbery	596
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Aggravated Assault	441
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CRIMES AGAINST PROPERTY 332

Burglary	390
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Larceny	320
---------	-----

Larceny	320
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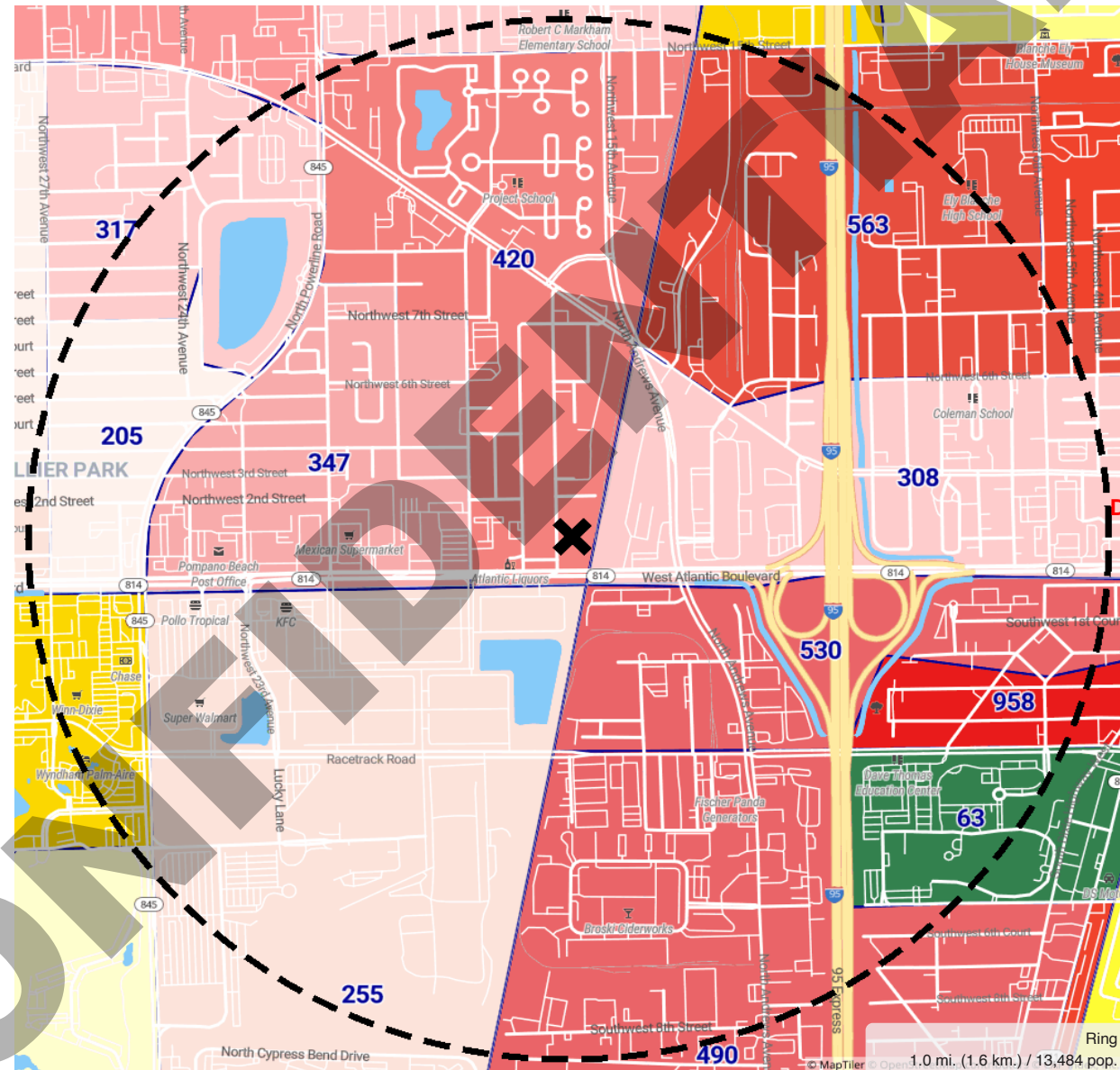
Motor Vehicle Theft	410
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SUPPLEMENTAL SCORES

Simple Assault 472

Vandeliem	277
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vandalism	377
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CAP SCORE SCALE

● 2000

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800



10

541

Creation Date: November 18, 2024
Database Year: 2024



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MAX-1 HEAT MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

541

THE CRIME RISK AT THIS SITE IS 5.41
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 469

Homicide 423

Rape 345

Robbery 596

Aggravated Assault 441

CRIMES AGAINST PROPERTY 332

Burglary 390

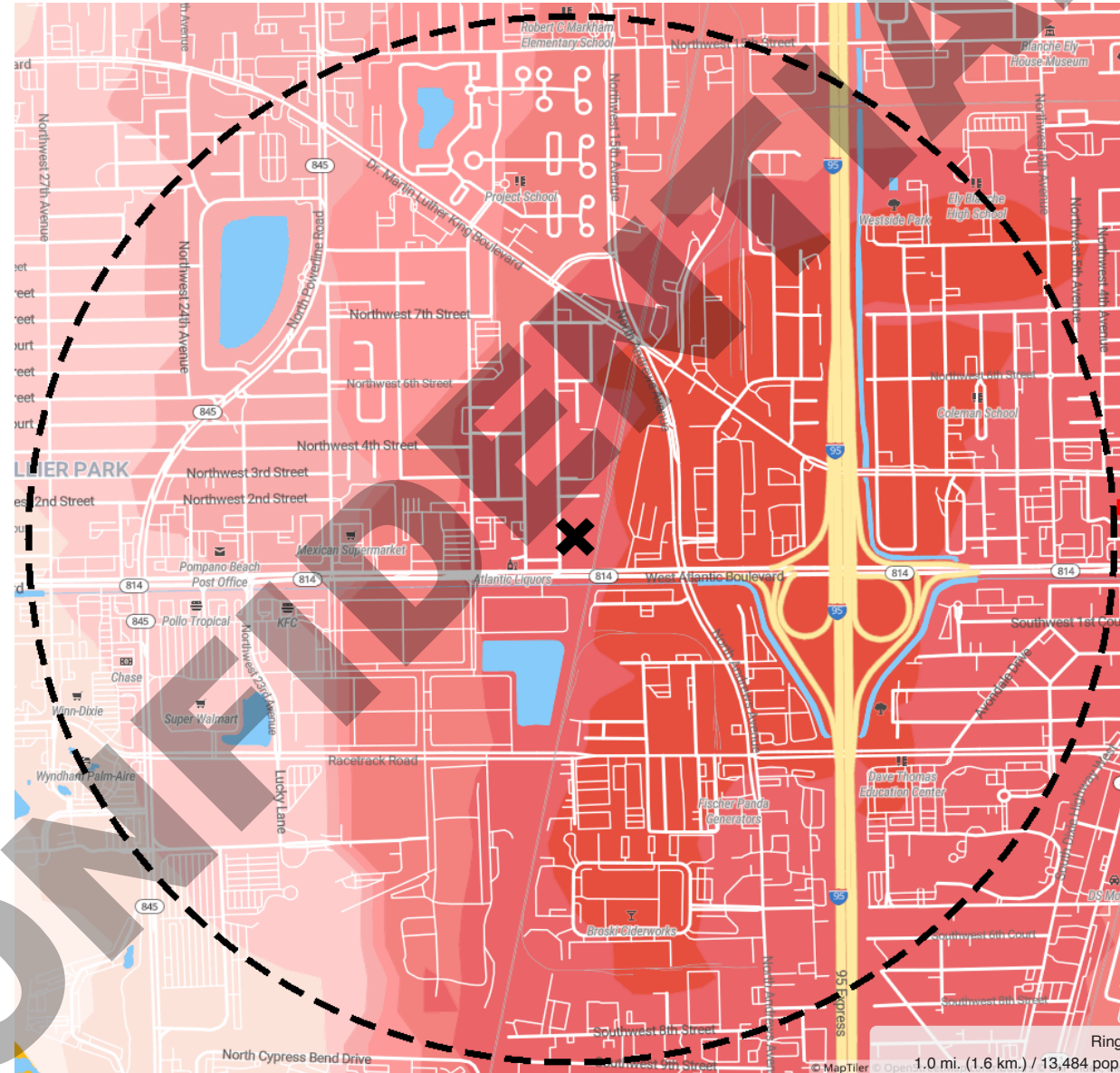
Larceny 320

Motor Vehicle Theft 410

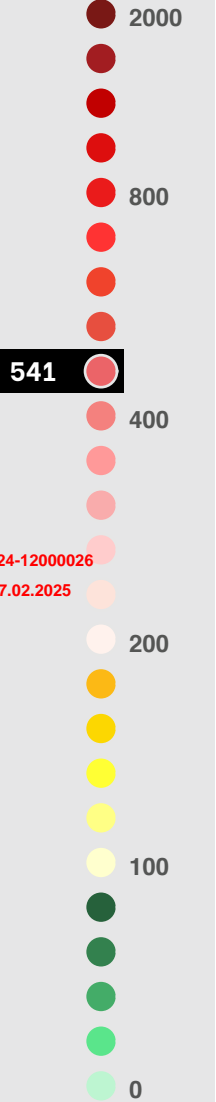
SUPPLEMENTAL SCORES

Simple Assault 472

Vandalism 377



CAP SCORE SCALE



Creation Date: November 18, 2024
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MAX-1 SCORE SUMMARY

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	524	541	464	559	551	472	463	447	398
CRIMES AGAINST PERSONS	473	469	405	480	456	394	405	384	344
Homicide	458	423	394	460	415	392	427	382	362
Rape	391	345	326	327	277	255	297	257	243
Robbery	558	596	501	638	650	549	512	504	444
Aggravated Assault	467	441	395	461	417	375	393	359	333
CRIMES AGAINST PROPERTY	371	332	312	312	270	256	251	216	212
Burglary	527	390	336	424	304	266	354	245	219
Larceny	339	320	307	284	257	249	231	210	210
Motor Vehicle Theft	502	410	394	472	380	370	331	269	274
SUPPLEMENTAL SCORES									
Simple Assault	442	472	460	332	346	339	259	271	276
Vandalism	435	377	368	360	302	296	285	244	244

DRC
PZ24-12000026
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MAX-3 SUMMARY PAGE

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ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

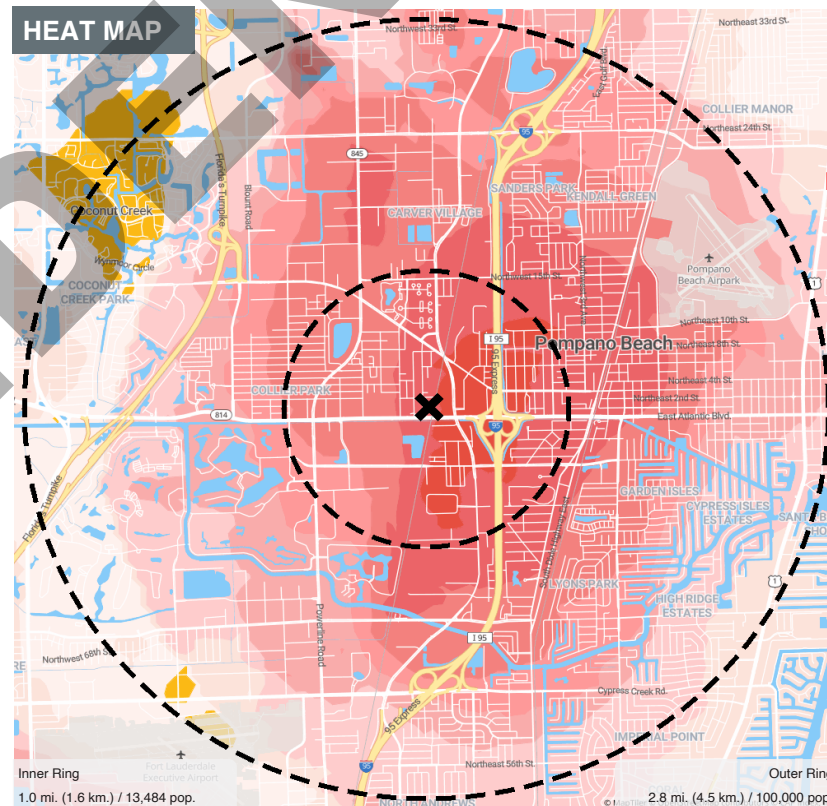
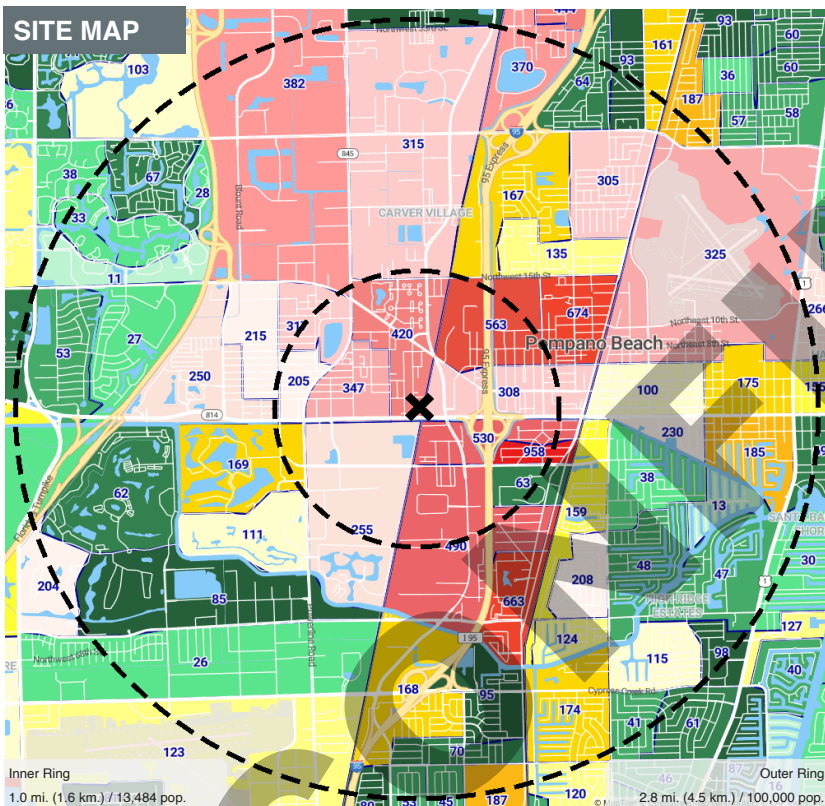
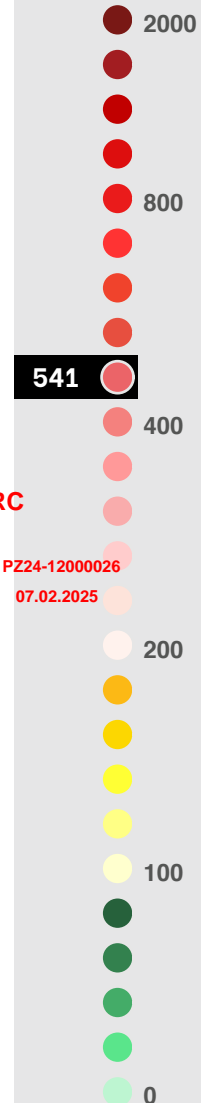
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Aggravated Assault	460				

CAP SCORE SCALE



Creation Date: November 18, 2024
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MAX-3 SITE MAP

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Homicide 454

Rape 353

Robbery 596

Aggravated Assault 460

CRIMES AGAINST PROPERTY 332

Burglary 390

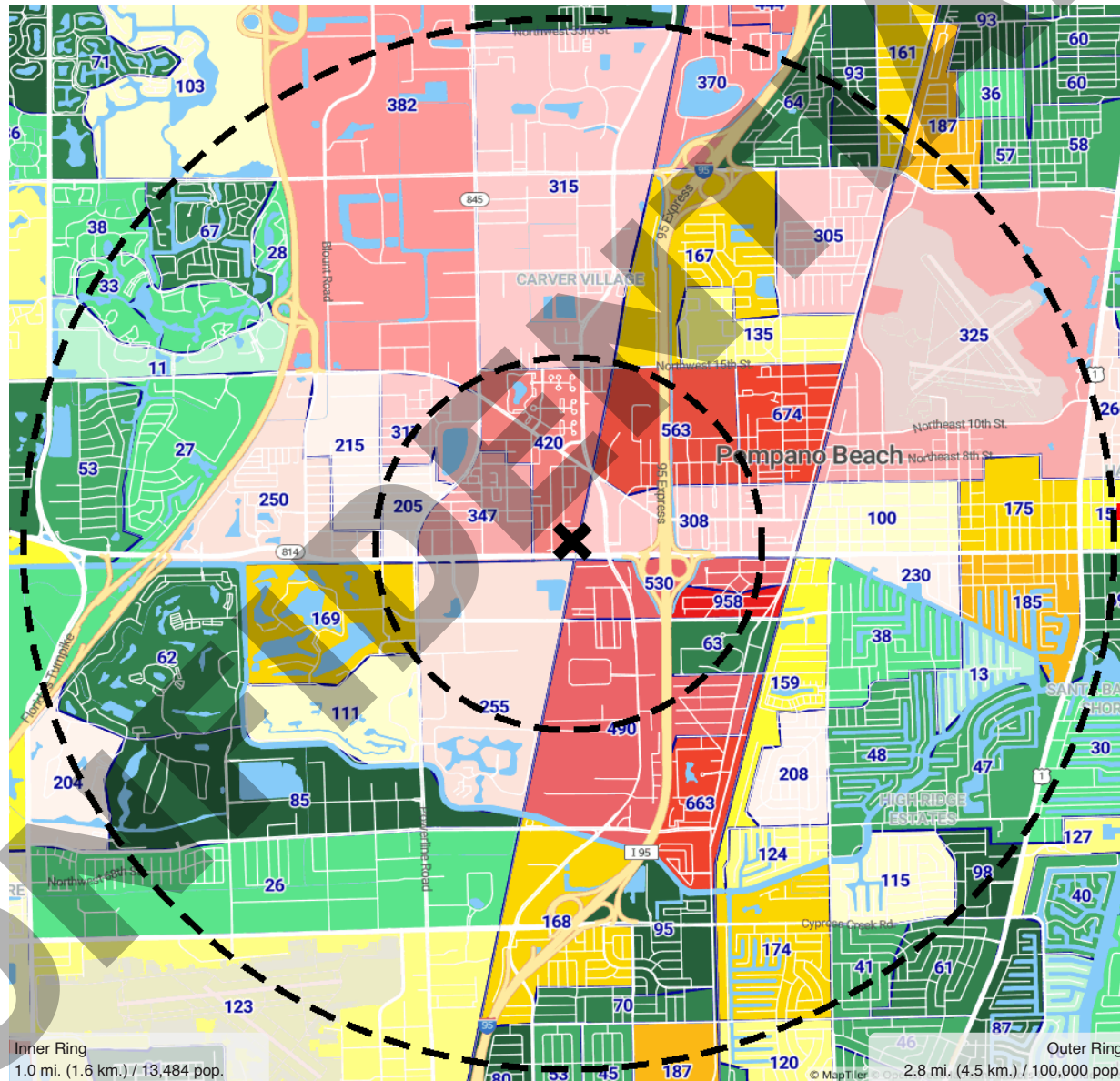
Larceny 320

Motor Vehicle Theft 410

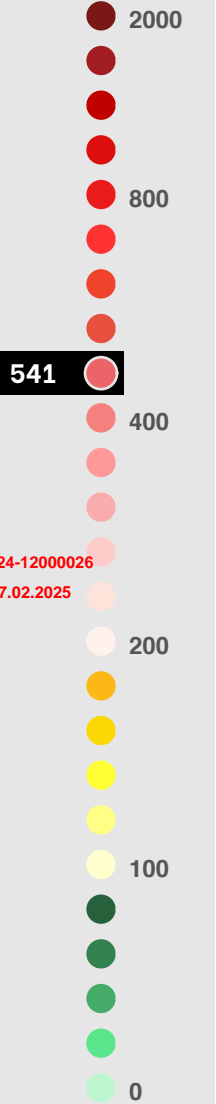
SUPPLEMENTAL SCORES

Simple Assault 499

Vandalism 377



CAP SCORE SCALE



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Database Year: 2024



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MAX-3 HEAT MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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CRIMES AGAINST PROPERTY 332

Burglary 390

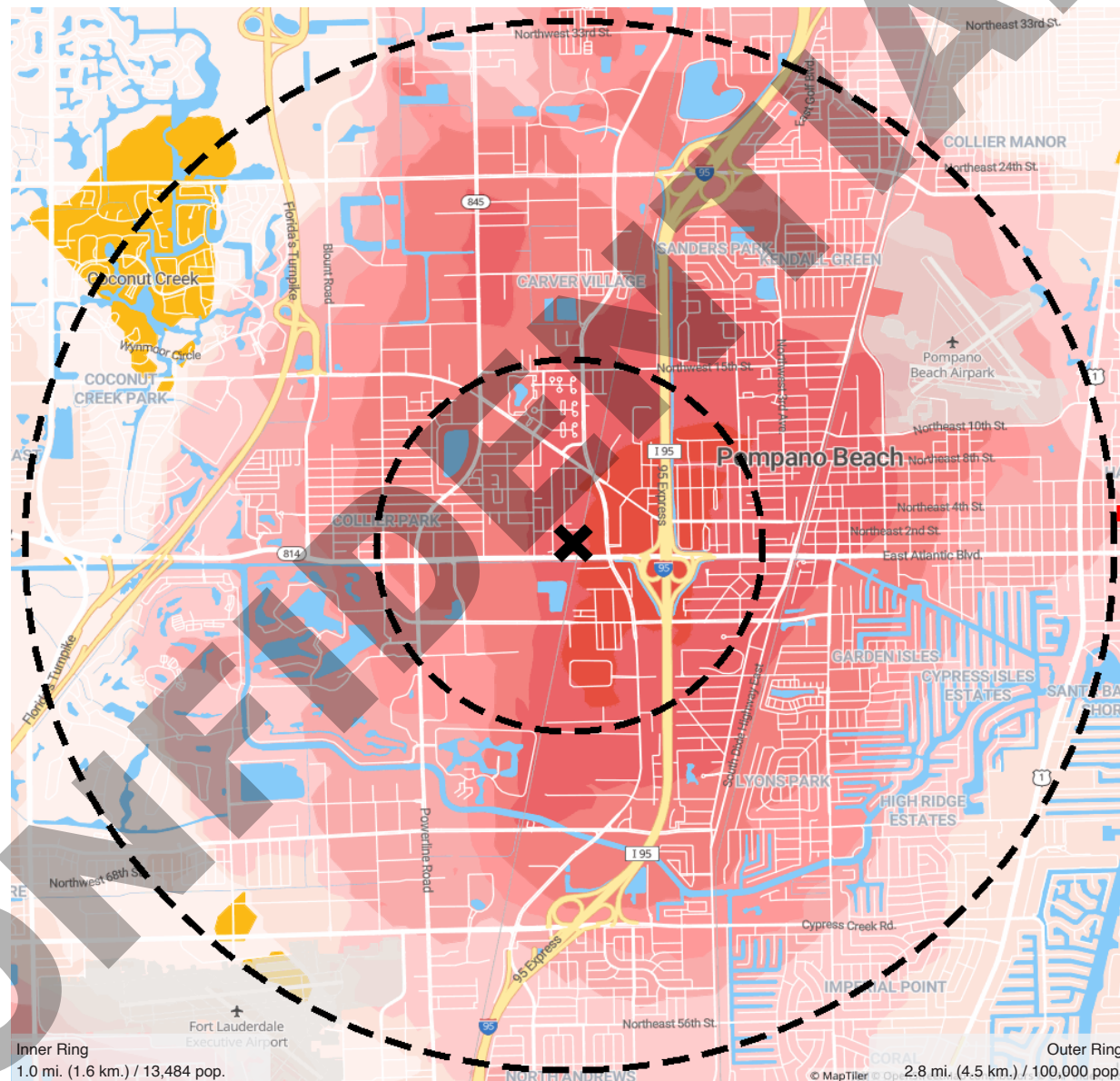
Larceny 320

Motor Vehicle Theft 410

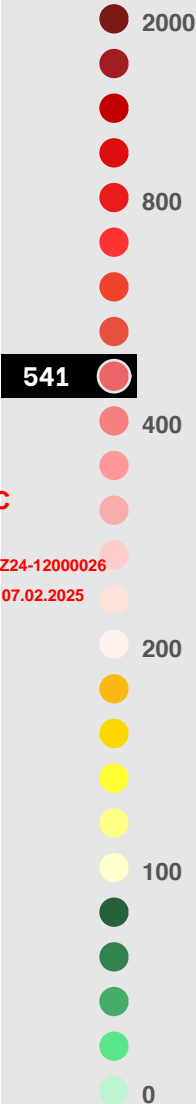
SUPPLEMENTAL SCORES

Simple Assault 499

Vandalism 377



CAP SCORE SCALE



DRC

PZ24-12000026
07.02.2025

Inner Ring
1.0 mi. (1.6 km.) / 13,484 pop.

Outer Ring
2.8 mi. (4.5 km.) / 100,000 pop.



Creation Date: November 18, 2024
Database Year: 2024



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MAX-3 SCORE SUMMARY

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	524	541	464	559	551	472	463	447	398
CRIMES AGAINST PERSONS	478	469	416	485	456	405	410	384	353
Homicide	458	454	431	460	445	429	427	410	396
Rape	391	353	344	327	283	269	297	263	256
Robbery	558	596	501	638	650	549	512	504	444
Aggravated Assault	478	460	417	472	435	396	402	375	351
CRIMES AGAINST PROPERTY	371	332	312	312	270	256	251	216	212
Burglary	527	390	336	424	304	266	354	245	219
Larceny	339	320	307	284	257	249	231	210	210
Motor Vehicle Theft	502	410	395	472	380	371	331	269	275
SUPPLEMENTAL SCORES									
Simple Assault	442	499	474	332	365	350	259	287	285
Vandalism	435	377	368	360	302	296	285	244	244

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PZ24-12000026
07.02.2025



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Database Year: 2024



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MAX-6 SUMMARY PAGE

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

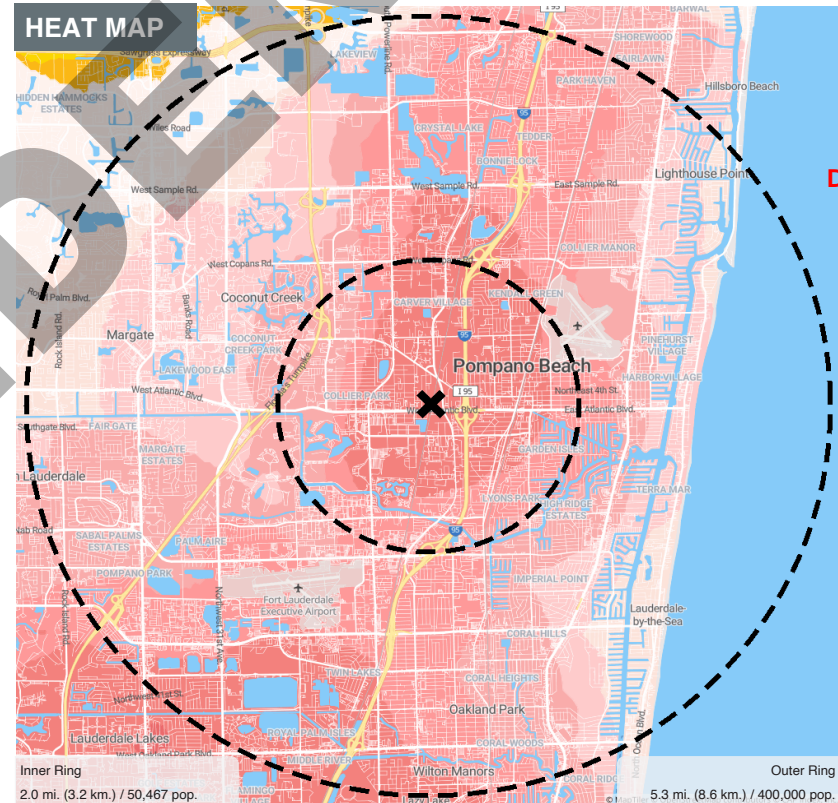
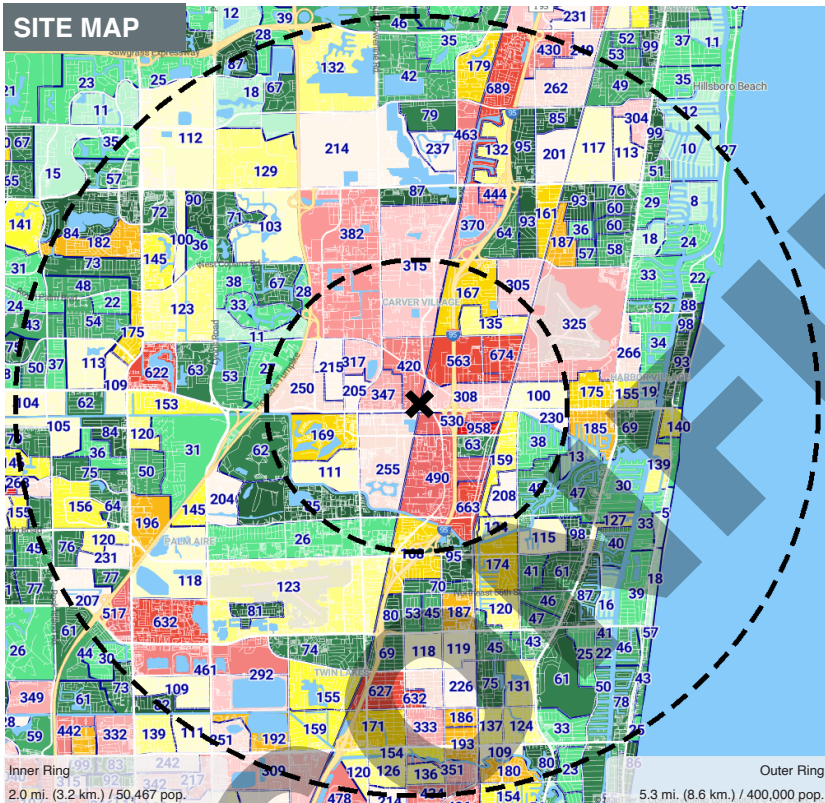
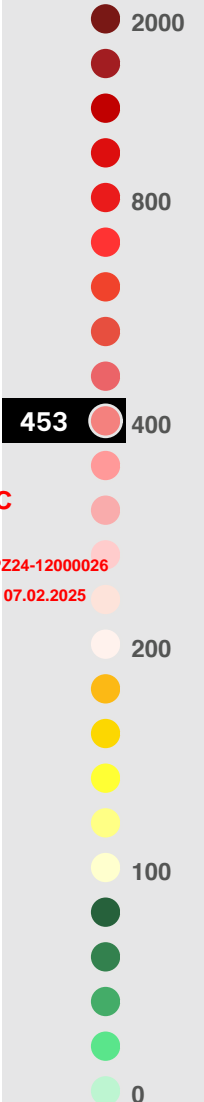
THIS SITE'S CAP INDEX® SCORE:

453

THE CRIME RISK AT THIS SITE IS 4.53
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	394	CRIMES AGAINST PROPERTY	485	SUPPLEMENTAL SCORES	
Homicide	377	Burglary	528	Simple Assault	663
Rape	385	Larceny	465	Vandalism	499
Robbery	497	Motor Vehicle Theft	519		
Aggravated Assault	393				

CAP SCORE SCALE



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MAX-6 SITE MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

453

THE CRIME RISK AT THIS SITE IS 4.53
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 394

Homicide 377

Rape 385

Robbery 497

Aggravated Assault 393

CRIMES AGAINST PROPERTY 485

Burglary 528

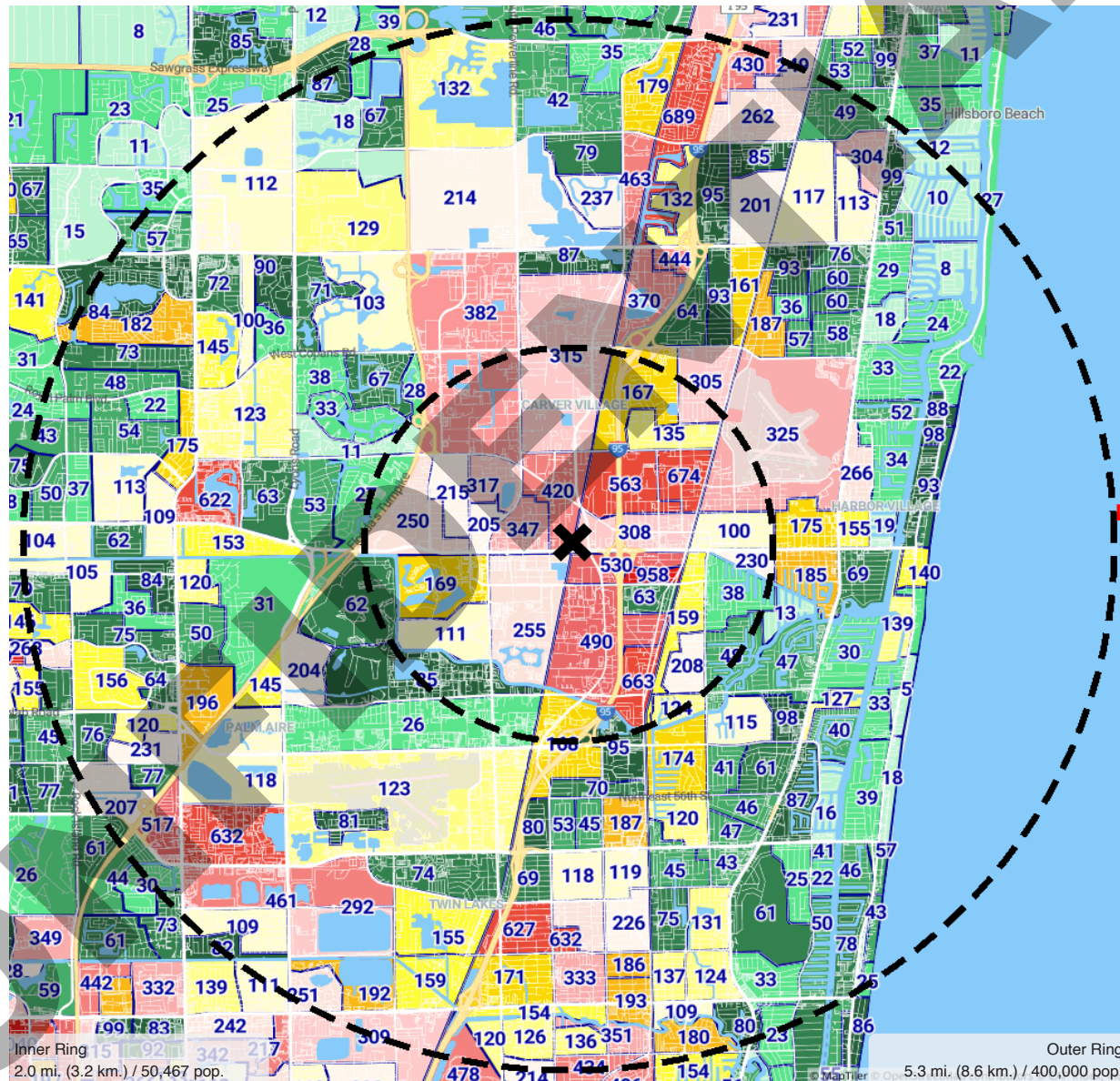
Larceny 465

Motor Vehicle Theft 519

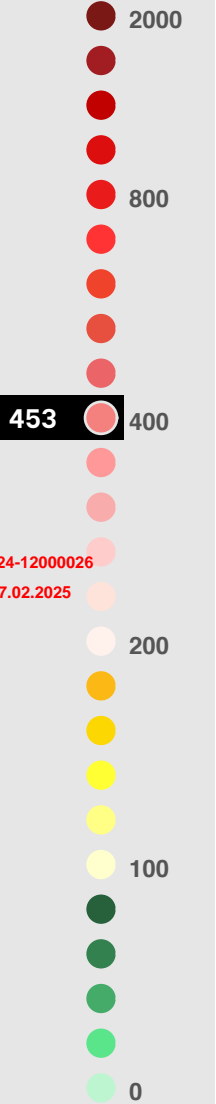
SUPPLEMENTAL SCORES

Simple Assault 663

Vandalism 499



CAP SCORE SCALE



Creation Date: November 18, 2024
Database Year: 2024



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MAX-6 HEAT MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

453

THE CRIME RISK AT THIS SITE IS 4.53
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 394

Homicide 377

Rape 385

Robbery 497

Aggravated Assault 393

CRIMES AGAINST PROPERTY 485

Burglary 528

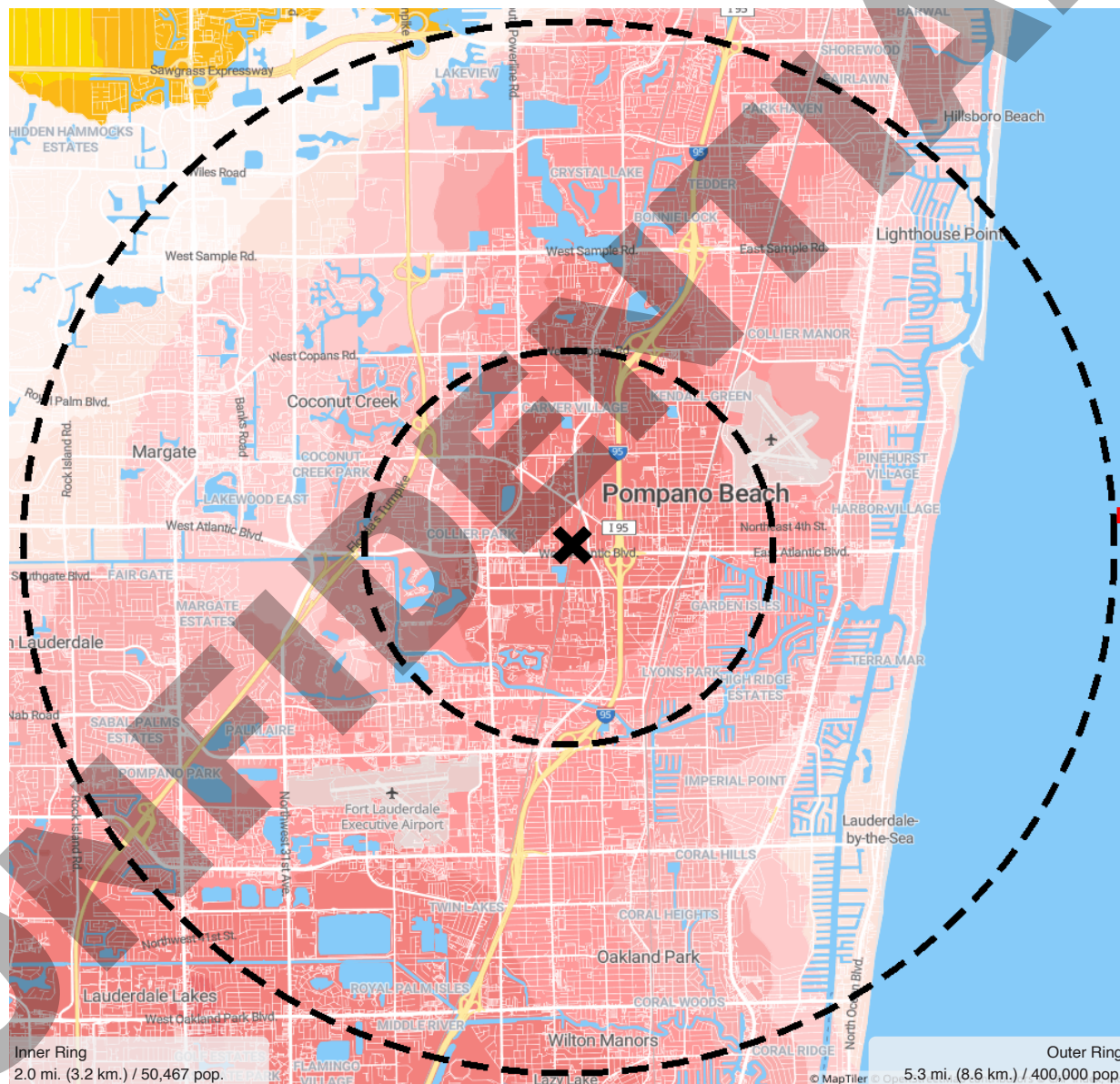
Larceny 465

Motor Vehicle Theft 519

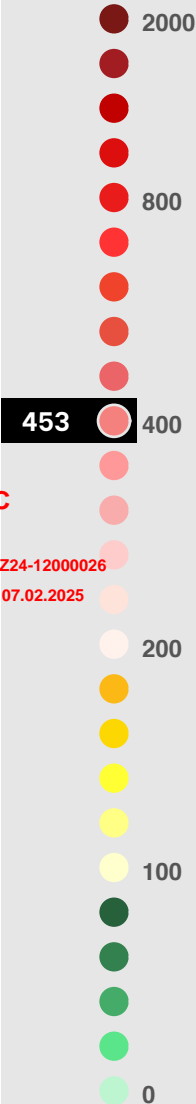
SUPPLEMENTAL SCORES

Simple Assault 663

Vandalism 499



CAP SCORE SCALE



Creation Date: November 18, 2024
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MAX-6 SCORE SUMMARY

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	422	453	413	450	462	420	373	375	354
CRIMES AGAINST PERSONS	384	394	377	390	383	367	329	323	320
Homicide	349	377	378	350	370	376	325	340	348
Rape	383	385	387	320	309	303	291	287	288
Robbery	449	497	441	513	542	484	412	420	391
Aggravated Assault	388	393	385	383	372	365	326	320	325
CRIMES AGAINST PROPERTY	459	485	452	387	394	371	311	315	307
Burglary	519	528	492	417	412	389	349	332	321
Larceny	445	465	432	373	374	350	303	305	295
Motor Vehicle Theft	496	519	499	467	481	469	327	341	347
SUPPLEMENTAL SCORES									
Simple Assault	672	663	590	504	485	435	394	381	354
Vandalism	513	499	486	424	400	391	336	323	323

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07.02.2025



Creation Date: November 18, 2024
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MAX-12 SUMMARY PAGE

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

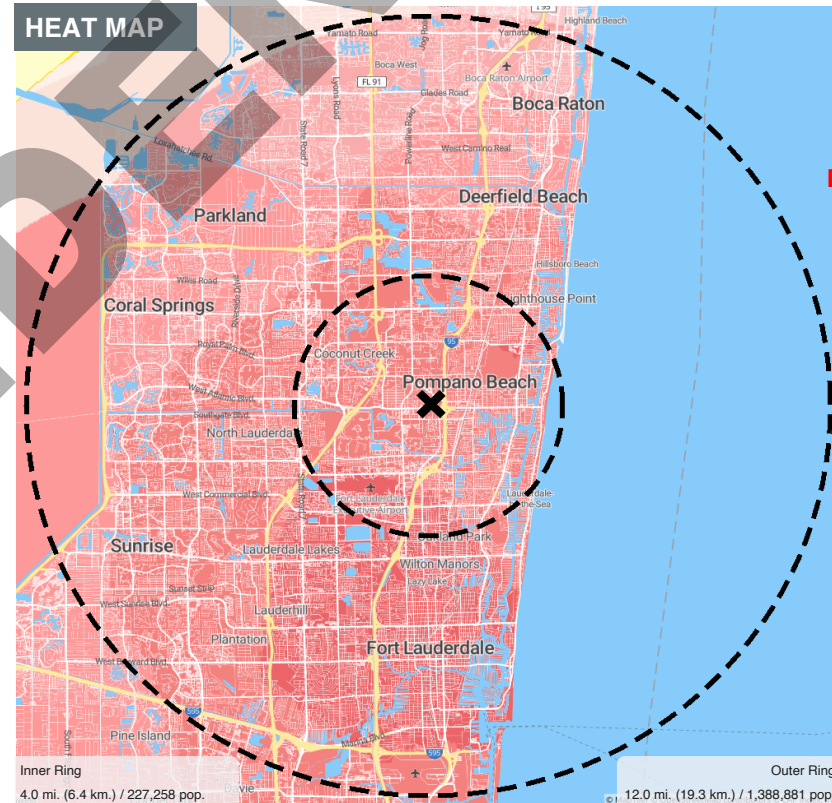
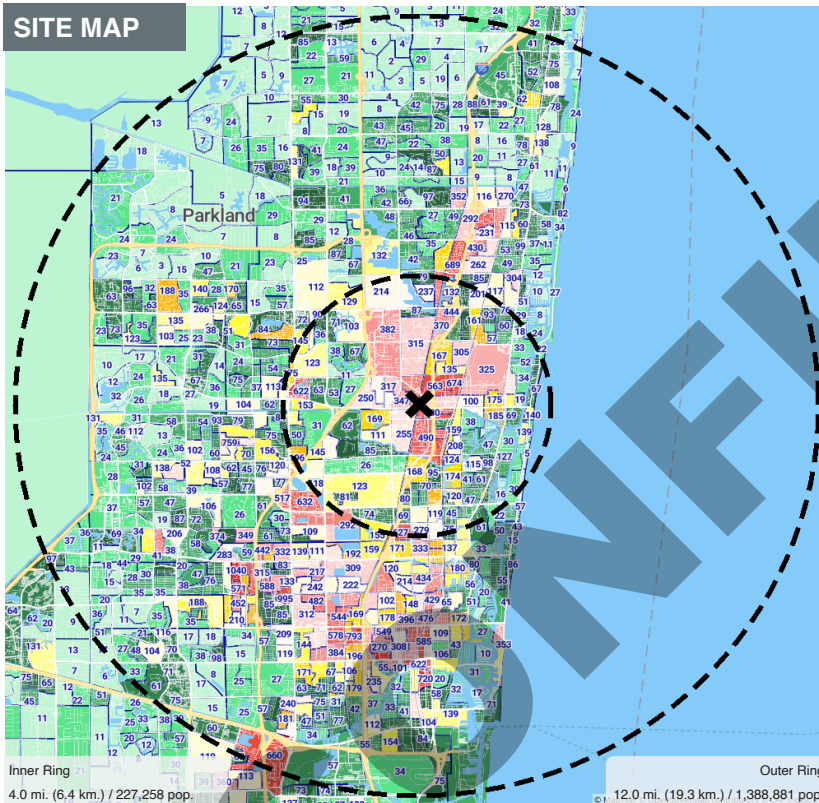
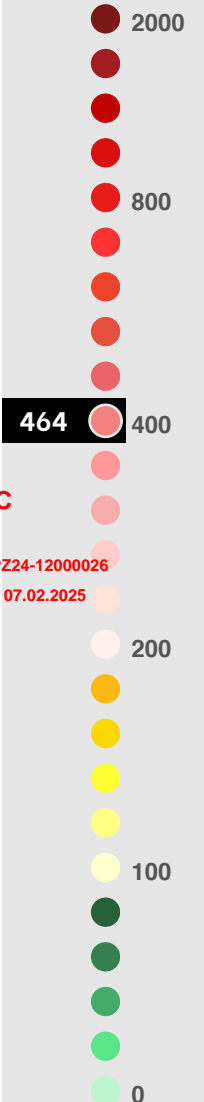
THIS SITE'S CAP INDEX® SCORE:

464

THE CRIME RISK AT THIS SITE IS 4.64
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	506	CRIMES AGAINST PROPERTY	734	SUPPLEMENTAL SCORES	
Homicide	499	Burglary	774	Simple Assault	767
Rape	446	Larceny	755	Vandalism	715
Robbery	484	Motor Vehicle Theft	700		
Aggravated Assault	540				

CAP SCORE SCALE



Creation Date: November 18, 2024
Database Year: 2024



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MAX-12 SITE MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

464

THE CRIME RISK AT THIS SITE IS 4.64
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 506

Homicide 499

Rape 446

Robbery 484

Aggravated Assault 540

CRIMES AGAINST PROPERTY 734

Burglary 774

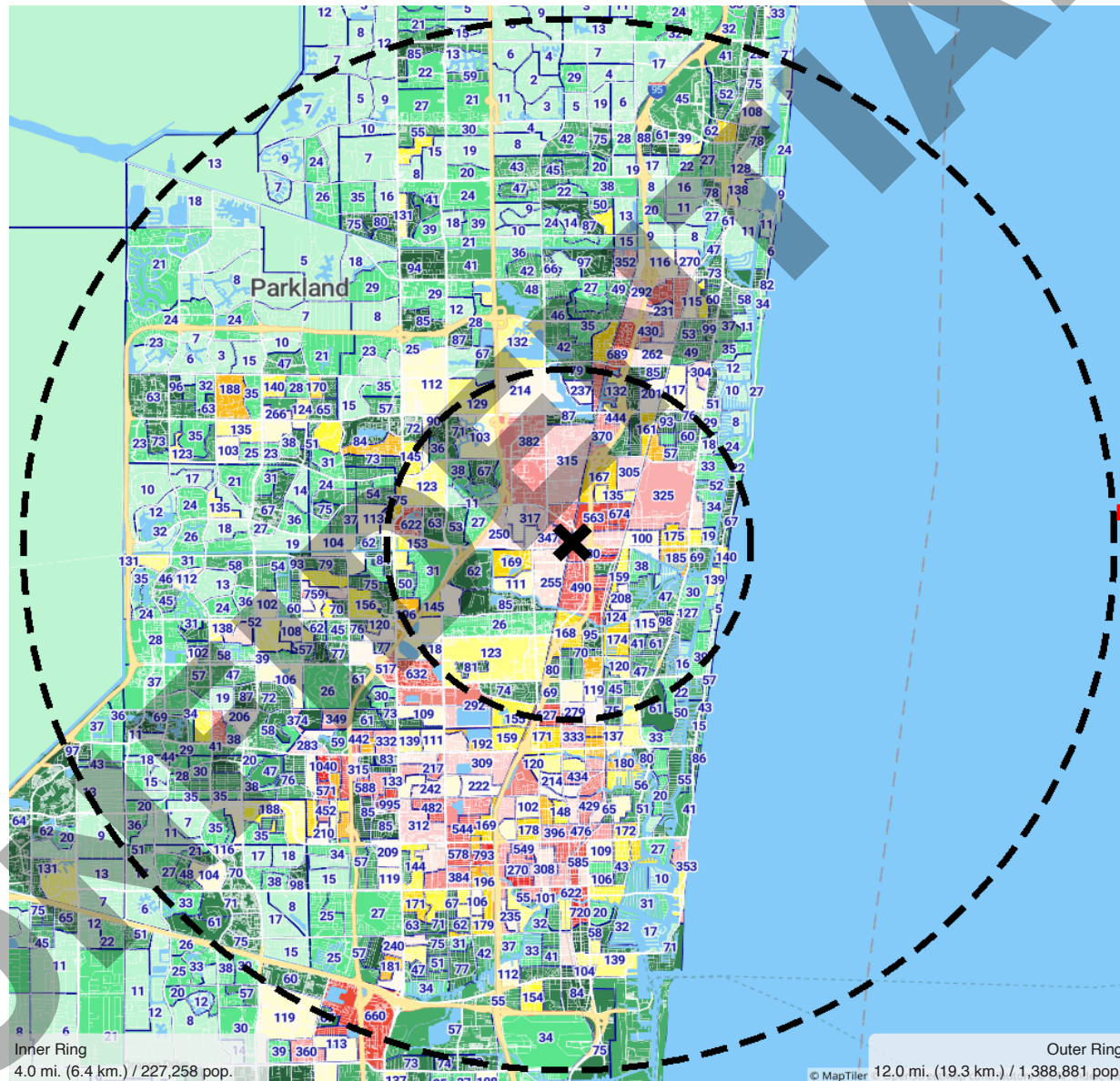
Larceny 755

Motor Vehicle Theft 700

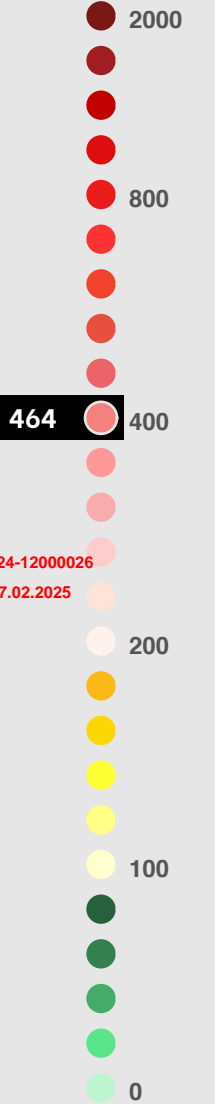
SUPPLEMENTAL SCORES

Simple Assault 767

Vandalism 715



CAP SCORE SCALE



DRC

PZ24-12000026
07.02.2025

Inner Ring
4.0 mi. (6.4 km.) / 227,258 pop.

Outer Ring
12.0 mi. (19.3 km.) / 1,388,881 pop.



Creation Date: November 18, 2024
Database Year: 2024



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MAX-12 HEAT MAP

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

464

THE CRIME RISK AT THIS SITE IS 4.64
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 506

Homicide 499

Rape 446

Robbery 484

Aggravated Assault 540

CRIMES AGAINST PROPERTY 734

Burglary 774

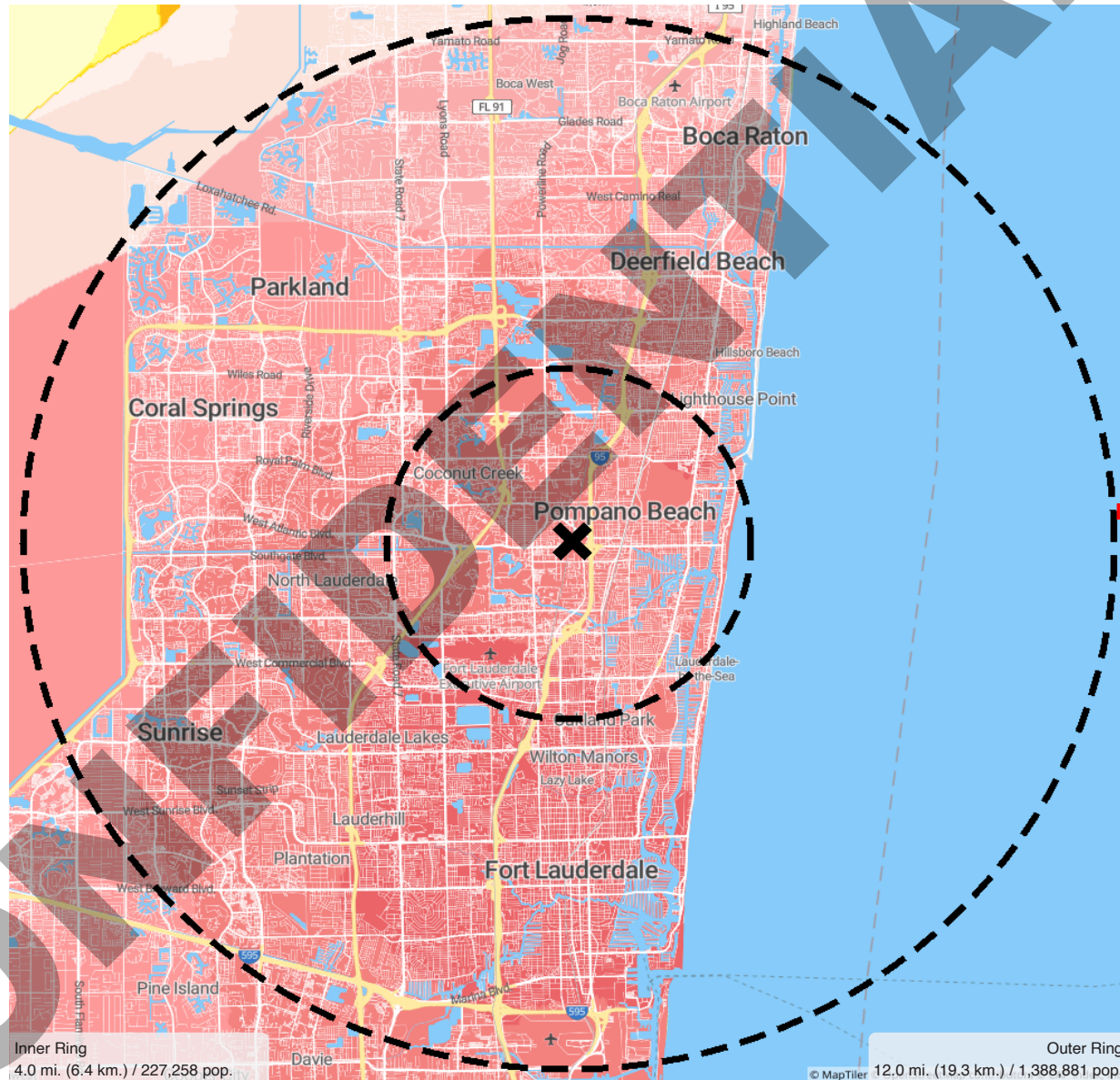
Larceny 755

Motor Vehicle Theft 700

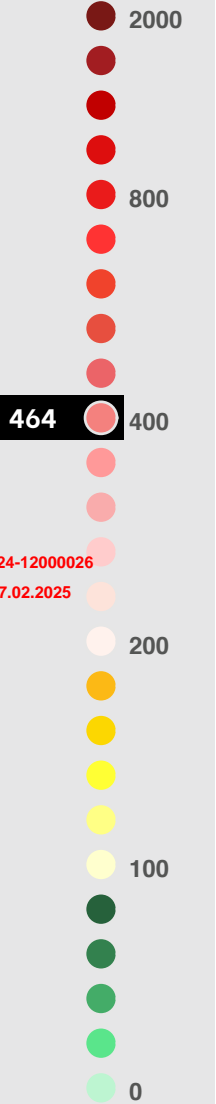
SUPPLEMENTAL SCORES

Simple Assault 767

Vandalism 715



CAP SCORE SCALE



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MAX-12 SCORE SUMMARY

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	423	464	441	451	473	449	374	384	378
CRIMES AGAINST PERSONS	458	506	505	465	492	492	392	414	428
Homicide	429	499	501	431	489	499	400	450	461
Rape	426	446	495	356	358	387	324	333	368
Robbery	427	484	450	488	528	493	392	409	399
Aggravated Assault	494	540	544	488	511	516	416	440	459
CRIMES AGAINST PROPERTY	669	734	710	563	596	582	453	477	482
Burglary	619	774	715	498	604	566	416	486	466
Larceny	696	755	725	584	607	587	474	495	496
Motor Vehicle Theft	681	700	714	641	649	671	448	459	496
SUPPLEMENTAL SCORES									
Simple Assault	815	767	715	611	562	528	477	440	430
Vandalism	686	715	646	567	573	520	449	463	429

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POINT OF INTEREST (POI) DATA

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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 2.8 MI./4.5 KM.	MAX-6 COUNT WITHIN 5.3 MI./8.6 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
Highway Entrances & Exits	0.1/0.2	123	414	1,185	3,338
Rail, Subway, & Train Stations	2.2/3.5	0	2	2	7
Government/Medical POIs					
Detention Facilities	0.9/1.4	1	5	6	8
Fire Stations	0.9/1.4	1	4	24	DRC 74
Hospitals	2.5/4.0	0	2	5	PZ24-12000026 18
Police Stations	1.3/2.1	0	2	8	07.02.2025 27
Other POIs					
Bars & Nightclubs	0.3/0.5	5	31	154	428
Beer, Wine, & Liquor Stores	0.1/0.2	1	8	55	187
Casinos	0.8/1.3	1	1	2	5
Check Cashing Locations	0.8/1.3	5	19	47	116
Convenience Stores & Gas Stations	0.3/0.5	12	58	196	525
Homeless Shelters & Food Banks	1.1/1.8	0	2	6	15
Pawn Shops	0.8/1.3	1	9	38	76

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.



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DEMOGRAPHIC DATA

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	13,712	102,352	403,400	1,395,207	336,157,119
Per Square Mile	5,200.1	4,333.0	5,357.1	5,110.5	95.1
% Change	3.2%	3.3%	1.5%	2.0%	2.0%
By Age Group					
% 0-14	20.6%	15.3%	14.6%	15.1%	17.2%
% 15-17	4.3%	3.2%	3.1%	3.4%	3.9%
% 18-24	9.7%	7.5%	7.4%	8.4%	9.8%
% 25-44	28.4%	25.7%	25.1%	25.0%	25.9%
% 45-64	20.3%	25.7%	27.5%	26.8%	24.6%
% 65+	16.6%	22.6%	22.3%	21.4%	18.6%
By Marital Status (Age 15+)					
% Never Married	44.1%	37.2%	35.2%	34.4%	34.0%
% Married, Spouse Present	25.1%	33.2%	36.5%	39.3%	45.3%
% Married, Spouse Absent	9.0%	7.6%	7.0%	5.9%	4.3%
% Divorced	12.6%	13.9%	14.3%	13.6%	10.7%
% Widowed	9.2%	8.1%	7.1%	6.7%	5.6%
By Education Level (Age 25+)					
% Less than 9th Grade	13.2%	7.2%	5.8%	4.6%	4.8%
% Some High School, No Diploma	12.0%	7.1%	6.5%	5.4%	6.1%
% High School Graduate (including equivalent)	33.4%	29.4%	29.4%	26.4%	26.5%
% Some College, No Degree	20.2%	19.3%	18.8%	18.0%	19.6%
% Associate's Degree	3.5%	7.7%	8.1%	9.3%	8.7%
% Bachelor's Degree	10.7%	18.1%	19.5%	22.2%	20.9%
% Graduate Degree	7.0%	11.1%	12.0%	14.1%	13.4%

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07.02.2025

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DEMOGRAPHIC DATA

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	4,832	43,180	170,247	567,453	129,079,042
Avg. People per HH	2.8	2.4	2.4	2.5	2.6
Median Value of Owner-Occupied Housing Units	\$242,526	\$343,491	\$401,299	\$443,750	\$397,683
% Renter-Occupied Housing Units	71.3%	44.7%	40.2%	39.9%	36.8%
Housing Units by Structure Type					
% 1 Unit Detached	24.7%	31.4%	34.1%	36.9%	61.5%
% 1 Unit Attached	4.6%	4.4%	6.4%	8.4%	6.0%
% 2+ Units	70.1%	61.1%	56.5%	52.5%	26.5%
% Mobile Home	0.7%	3.0%	2.9%	2.1%	5.9%
% Other Type	0.0%	0.0%	0.1%	0.1%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	16.1%	10.3%	8.5%	7.7%	8.4%
% 1 Vehicle	50.1%	47.5%	46.9%	43.6%	33.1%
% 2+ Vehicles	33.8%	42.2%	44.6%	48.7%	58.5%

DRC
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07.02.2025

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DEMOGRAPHIC DATA

SITE NAME: KAJA POMPANO

ADDRESS: 116 NORTHWEST 16TH AVENUE, POMPANO BEACH, FL 33069



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	\$45,004	\$63,087	\$67,667	\$77,882	\$84,724
% of Families Below Poverty Level	22.8%	13.3%	10.3%	9.4%	9.1%
% of Population Unemployed (Age 16+)	6.8%	5.4%	4.0%	3.9%	3.6%
Workers by Means of Transport (Age 16+)					
% Work at Home	8.9%	11.0%	12.7%	14.5%	13.8%
% Walk	1.3%	1.0%	1.0%	1.1%	2.3%
% Bicycle	2.0%	0.7%	0.5%	0.4%	0.4%
% Carpool	12.6%	10.4%	9.8%	8.6%	8.2%
% Drive Alone	61.4%	70.4%	71.1%	71.3%	70.6%
% Public Transport	3.7%	2.2%	2.1%	1.9%	3.3%
% Other	10.2%	4.3%	2.8%	2.3%	1.4%

DRC

PZ24-12000026
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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.

DRC

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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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