



May 22nd, 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 LT 20 LLC (115 NW 16 ST POMPANO BEACH
FL 33060, Folio [484226000371](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing LT 20 LLC in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is 33,386 sq. ft. (0.76 acres), and is located north of NW 16th Street, approximately 220 feet west of North Dixie Highway in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property includes a warehouse building that will be renovated and expanded. The owner intends to develop the property with a new 12,768 sq. ft. warehouse building and landscape modifications.

A CrimeCast report was generated by CAP Index, Inc. (refer to **EXHIBIT B** included with this narrative; <https://capindex.com/>) utilizing 2025 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. For ease of understanding this data, the following categories should be made clear. For more information and the exact Federal Bureau of Investigation (FBI)'s offense definitions, please visit <https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/offense-definitions>).

Crimes Against Persons- include:

- Homicide- the willful killing of one human being by another.
- Rape- The penetration of [certain body parts] ...without the consent of the victim.
- Robbery- the taking of anything of value by force or threat of force or violence and/or by putting the victim in fear.
- Aggravated assault- the unlawful attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury.

Crimes Against Property- include:

- Burglary- the unlawful entry of a structure to commit a felony or a theft.
- Larceny- theft, excluding motor vehicle.
- Motor Vehicle Theft- the theft of a motor vehicle.

Simple Assault- assault where no weapon was used or serious or aggravated injury resulted to the victim (i.e.: stalking, intimidation, coercion, hazing, etc.).

Vandalism- to willfully destroy, injure, disfigure, or deface any public or private property, without the consent of the owner.

PZ25-12000014 A summary of the CAP Index scores is provided below, by study area radius.

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2025 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	508 (5.08 times the national average of 100)
MAX-3 (3-mile radius)	508 (5.08 times the national average of 100)
MAX-6 (6-mile radius)	427 (4.27 times the national average of 100)
MAX-12 (12-mile radius)	464 (4.38 times the national average of 100)

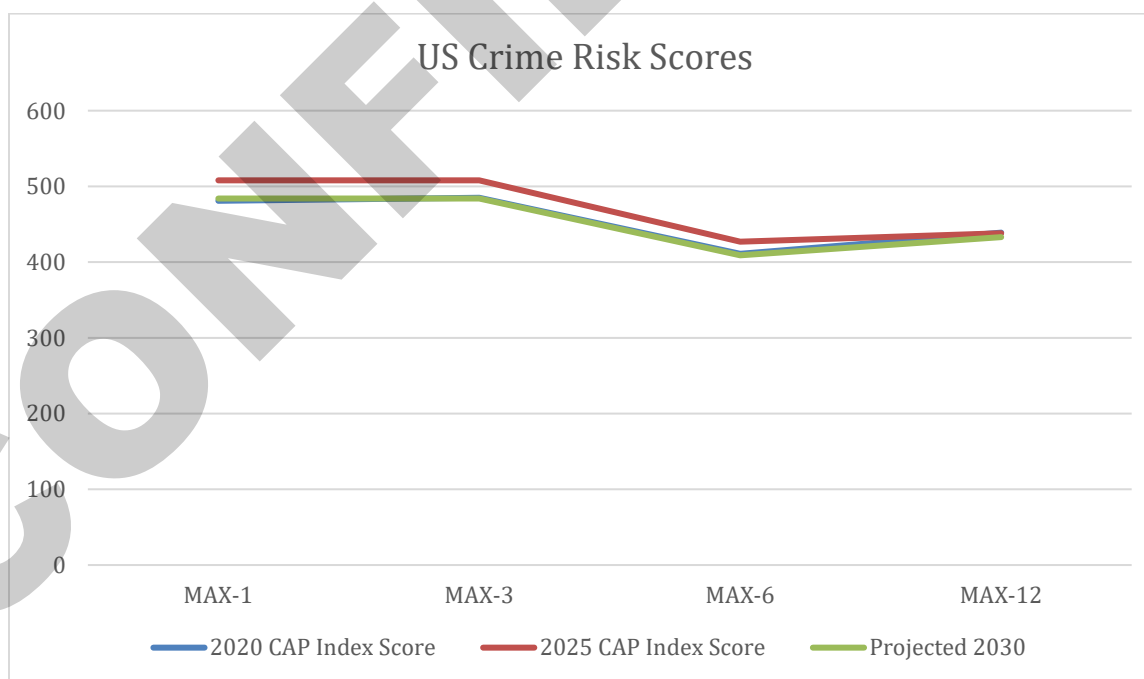
Within Broward County's Max-1 (1-mile), Max-3 (3-mile), and Max-6 (6-mile) study areas, Crimes Against Persons indicate to be the most reported of all crimes. For the and Max-12 (12-mile) study area, Crimes Against Property indicate to be most reported. Please see below for a Broward County "Top Crimes"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

BROWARD COUNTY TOP CRIMES COMMITTED, PER STUDY AREA			
MAX-1		MAX-3	
Crimes Against Persons (homicide, rape, robbery, aggravated assault)	338 median	Crimes Against Persons (homicide, rape, robbery, aggravated assault)	338 median
MAX-6		MAX-12	
Crimes Against Persons (homicide, rape, robbery, aggravated assault)	283 median	Crimes Against Property (burglary, larceny, motor vehicle theft)	319 median

The report summarizes the following for Broward County:

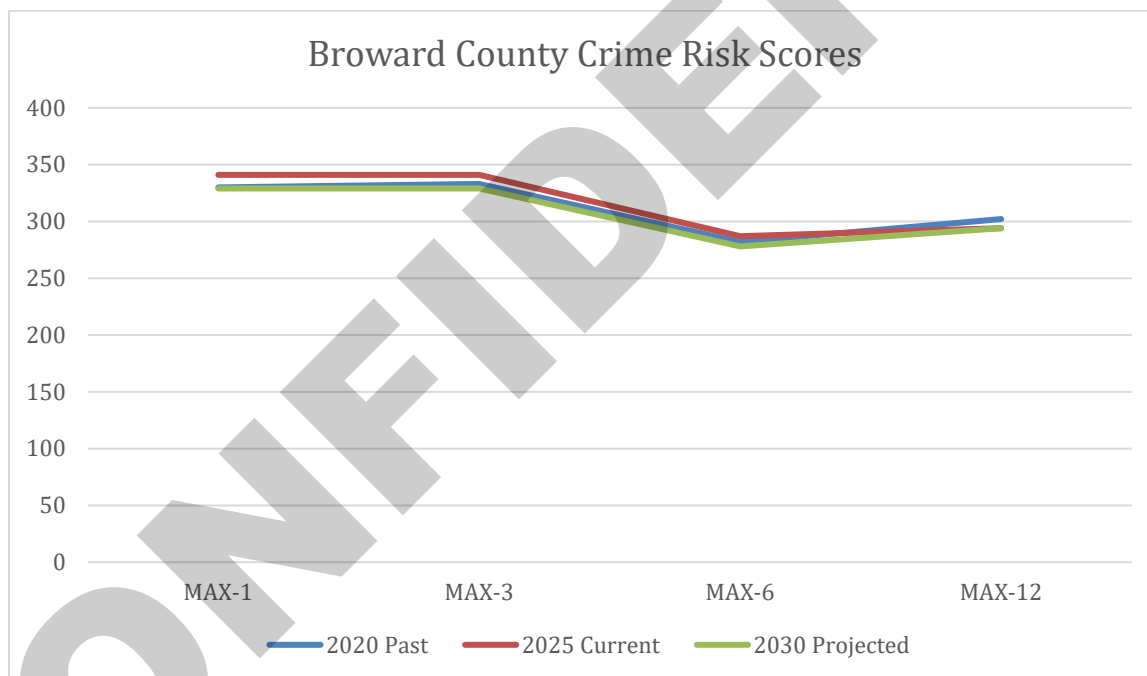
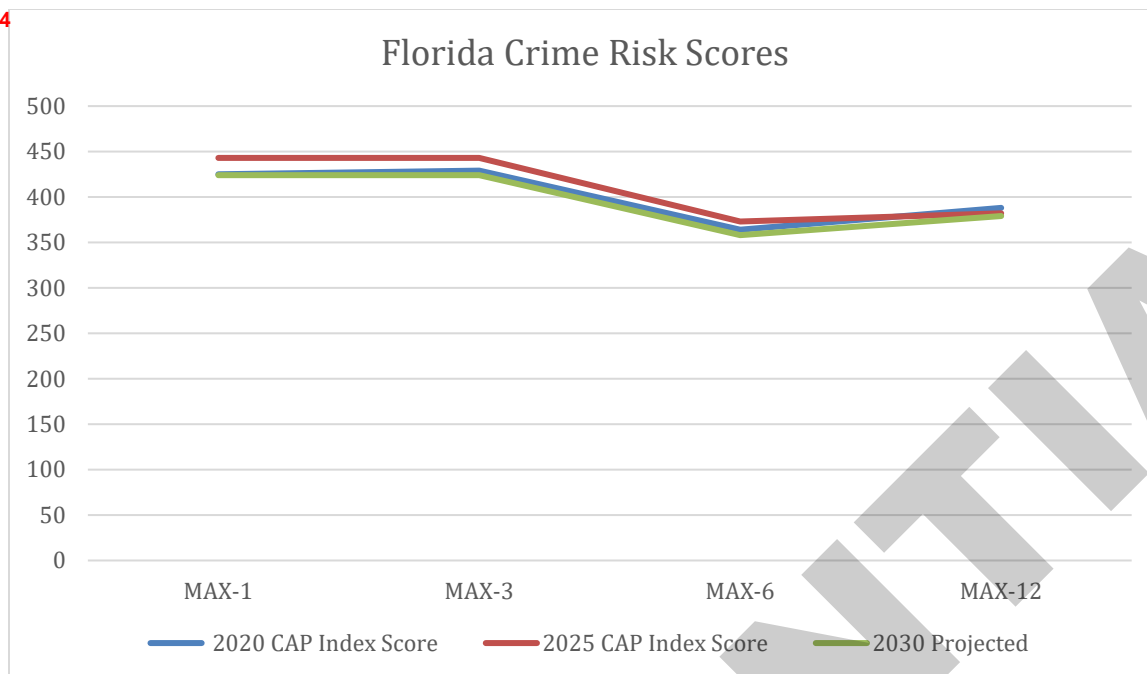
- Within the Max-1 (1-mile) study area, **homicide** is currently the most reported.
- Within the Max-3 (3-mile) study area, **homicide** is currently the most reported.
- Within the Max-6 (6-mile radius) study area, **homicide** is currently the most reported.
- Within the Max-12 (12-mile radius) study area, **homicide** is currently the most reported.

The graphs below show past and future trends for each Study Area as well as overall projections.



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As shown above, the report also provides projections of crime based on past trends for the county, which will likely affect this project. The following page shows a summary of the current projections for Broward County per crime category.

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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 338 to 326	Decrease from 338 to 326	Decrease from 283 to 274	Increase from 291 to 294
<i>Crimes Against Property</i>	Increase from 128 to 135	Increase from 176 to 177	Decrease from 200 to 195	Increase from 315 to 319
<i>Simple Assault</i>	Decrease from 204 to 203	Decrease from 228 to 224	Decrease from 209 to 206	Decrease from 280 to 272
<i>Vandalism</i>	Decrease from 155 to 148	Decrease from 192 to 191	Decrease from 211 to 206	Decrease from 319 to 306

The projections indicate that Crimes Against Persons will decrease between 1-6 miles of this property. Crimes Against Property will increase within 3 miles of this property, decrease within 6 miles, but then again increase within 12 miles of this property. Both Crimes Against Persons and Crimes Against Property will increase within 12 miles of this property. **Trends indicate there is a projected increase in Rape, Robbery, Burglary, Larceny, and Motor Vehicle Theft.**

These projections 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 LED lighting everywhere possible as it provides excellent color rendition for nighttime visibility.
- Use carefully-focused bright soft lights with shielded fixtures.
- 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.

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- 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.)
- Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2' to 2.5' feet) landscaping under windows and around fencing or walls.



PRINCIPLE #2 – ACCESS CONTROL

- Install hard-wired burglar security alarms and safes, and/ or wherever valuables of any kind are stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
- Entrance to the site is designed to be defined with landscape, fencing, 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. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- Maintain 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.
- 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.
- 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.
- Wayfinding & Instructional Signage must 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.
- New & Existing automatic vehicle entry gates will be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

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PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Property utilizes perimeter fencing.
- Main entrance to parking area is delineated by landscaping, signage, and striping.
- Property will subscribe to the Broward Sheriff's No Trespass Program. Refer to CPTED Plan for signage locations.
 - 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' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners to help prevent vandalism.
- Lights will be provided near 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 6 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.
- Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- 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.

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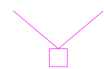
08/20/2025

- 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.



PRINCIPLE #5 – ACTIVITY SUPPORT

- Building entrances are 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, if proposed, are located in an area that is naturally surveilled.
- No exterior benching is proposed. In the event that any exterior bench seating is proposed, bench design is to be CPTED-oriented to include spacers / dividers / arm rests or preferably use a single seat design.



ELECTRONIC SURVEILLANCE

- Proposed camera, monitoring, and BSO No Trespass signage locations will be coordinated with a security and access control consultant and the Broward Sheriff's Office CPTED reviewer **prior** to permitting. Planning and Installation of the surveillance monitoring system and signage must include field input from experienced CPTED/ Security Strengthening law-enforcement to ensure optimal results.
- 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, and ingress and egress of the site.
- 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.

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- 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.
- Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations will be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

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 Premium Plus Report

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08/20/2025

EXHIBIT A



Parcel Id: [484226000371](#)
Owner: LT 20 LLC
Situs Address: 115 NW 16 ST POMPANO
Address: BEACH FL 33060

EXHIBIT B

CONFIDENTIAL

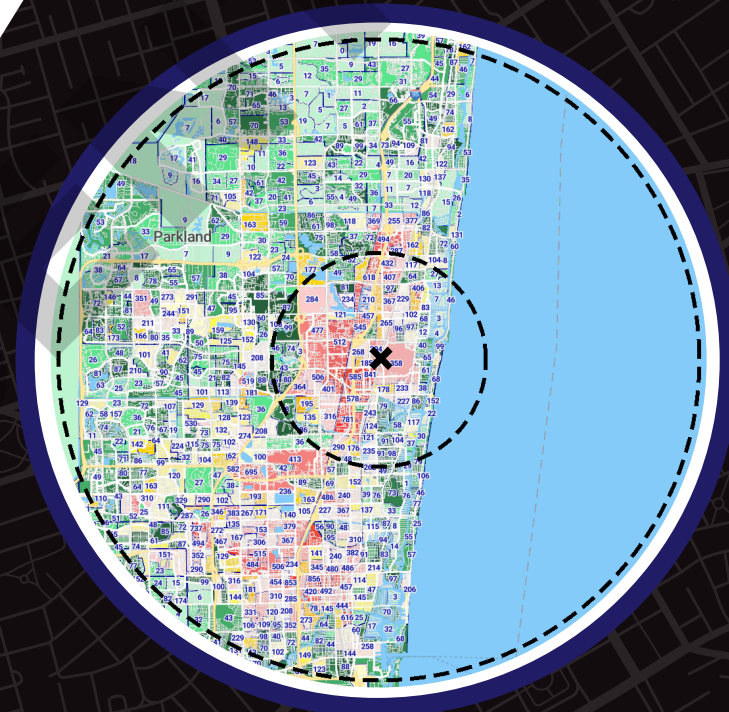
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PREMIUMPLUS

GENERATED FOR: **PLANW3ST, LLC**SITE NAME: **LT 20 LLC**ADDRESS: **115 NORTHWEST 16TH STREET
POMPANO BEACH, FL 33060**CREATION DATE: **MAY 06, 2025**

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.



2025 CAP INDEX® SCORES

MAX-1: 508

MAX-3: 508

MAX-6: 427

MAX-12: 438

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

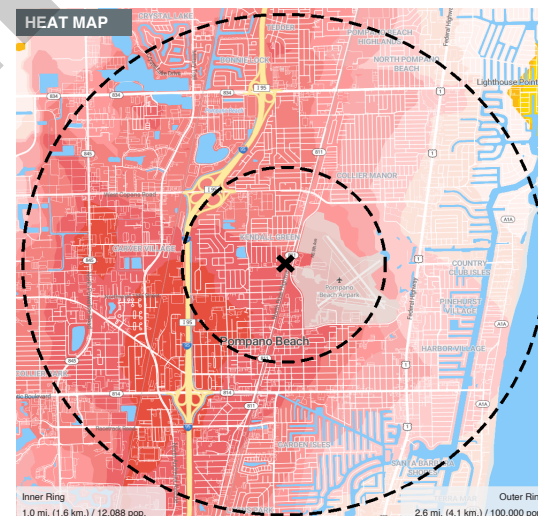
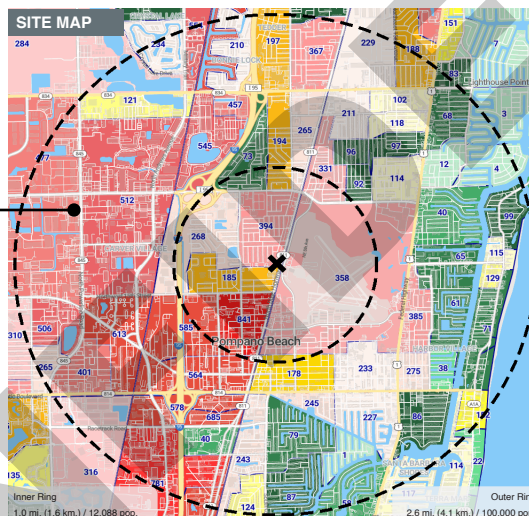
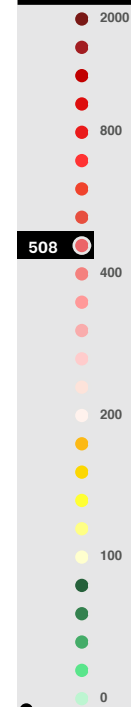
SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

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PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES			
THIS SITE'S CAP INDEX® SCORE:			
508			
THE CRIME RISK AT THIS SITE IS 5.08 TIMES THE NATIONAL AVERAGE OF 100.			
CRIMES AGAINST PERSONS	446	CRIMES AGAINST PROPERTY	302
Homicide	419	Burglary	324
Rape	220	Larceny	262
Robbery	478	Motor Vehicle Theft	351
Aggravated Assault	498		
		SUPPLEMENTAL SCORES	
		Simple Assault	421
		Vandalism	249

CAP SCORE SCALE



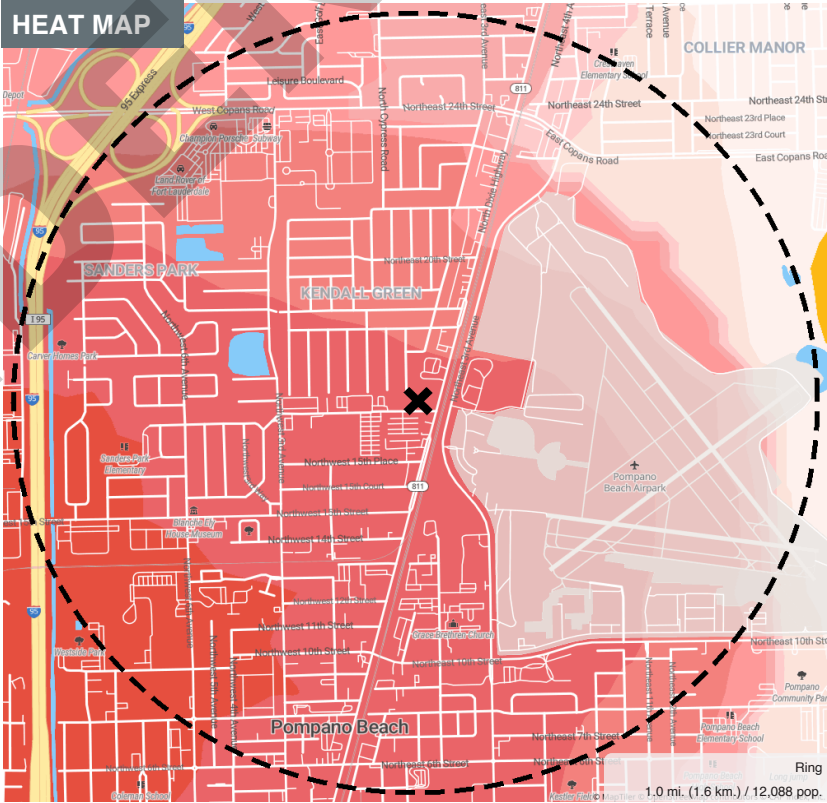
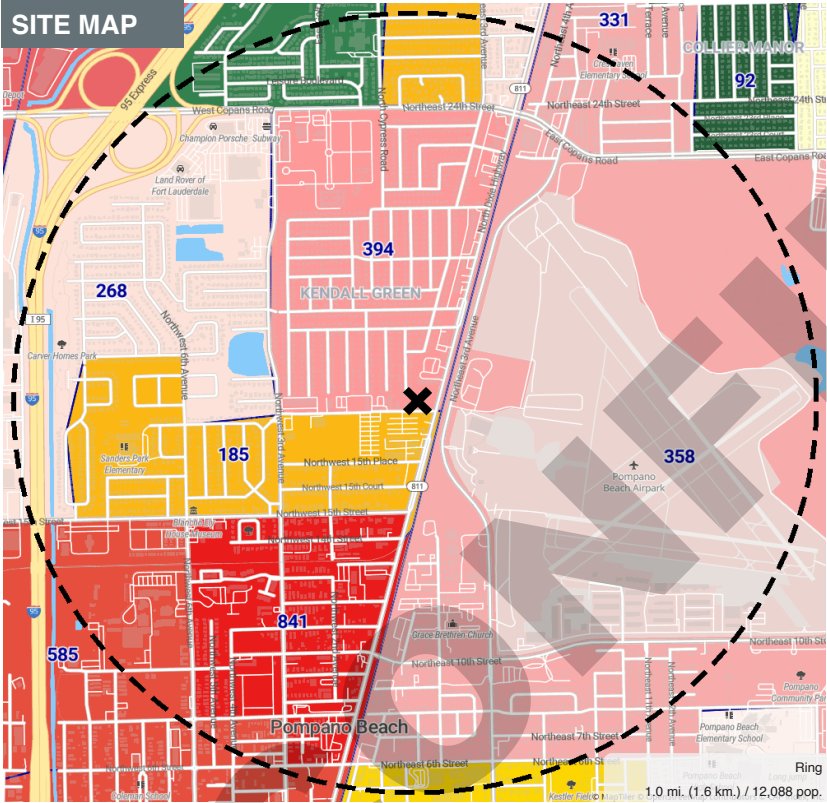
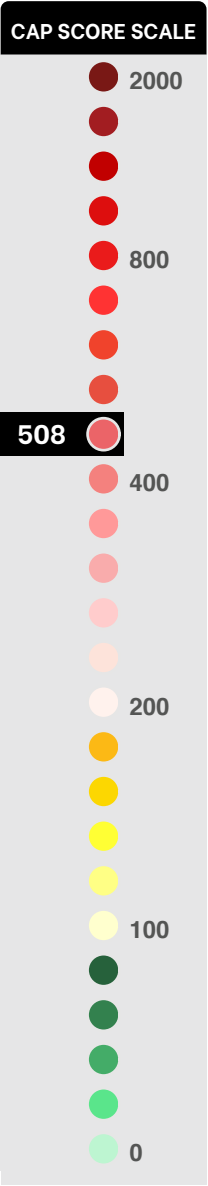
The **Heat Map** provides an alternative view of the risk of crime within the map window. CRIMECAST® Heat Maps are developed by calculating the CAP Index® Scores for every point on the map and then shading its corresponding risk level.

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.

SITE NAME: LT 20 LLC
PZ25-12000014
08/20/2025
ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

2025 NATIONAL CRIME RISK SCORES				
THIS SITE'S CAP INDEX® SCORE: 508 THE CRIME RISK AT THIS SITE IS 5.08 TIMES THE NATIONAL AVERAGE OF 100.	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY	
	446		219	
	Homicide	419	Burglary	239
	Rape	183	Larceny	178
	Robbery	453	Motor Vehicle Theft	322
	Aggravated Assault	498	SUPPLEMENTAL SCORES	
			Simple Assault	378
			Vandalism	201



CAP
INDEX

Creation Date: May 06, 2025
Database Year: 2025



PLANW3ST, LLC

MAX-1 SITE MAP

DRC

SITE NAME: LT 20 LLC

PZ25-1200014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

508

THE CRIME RISK AT THIS SITE IS 5.08
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 446

Homicide 419

Rape 183

Robbery 453

Aggravated Assault 498

CRIMES AGAINST PROPERTY 219

Burglary 239

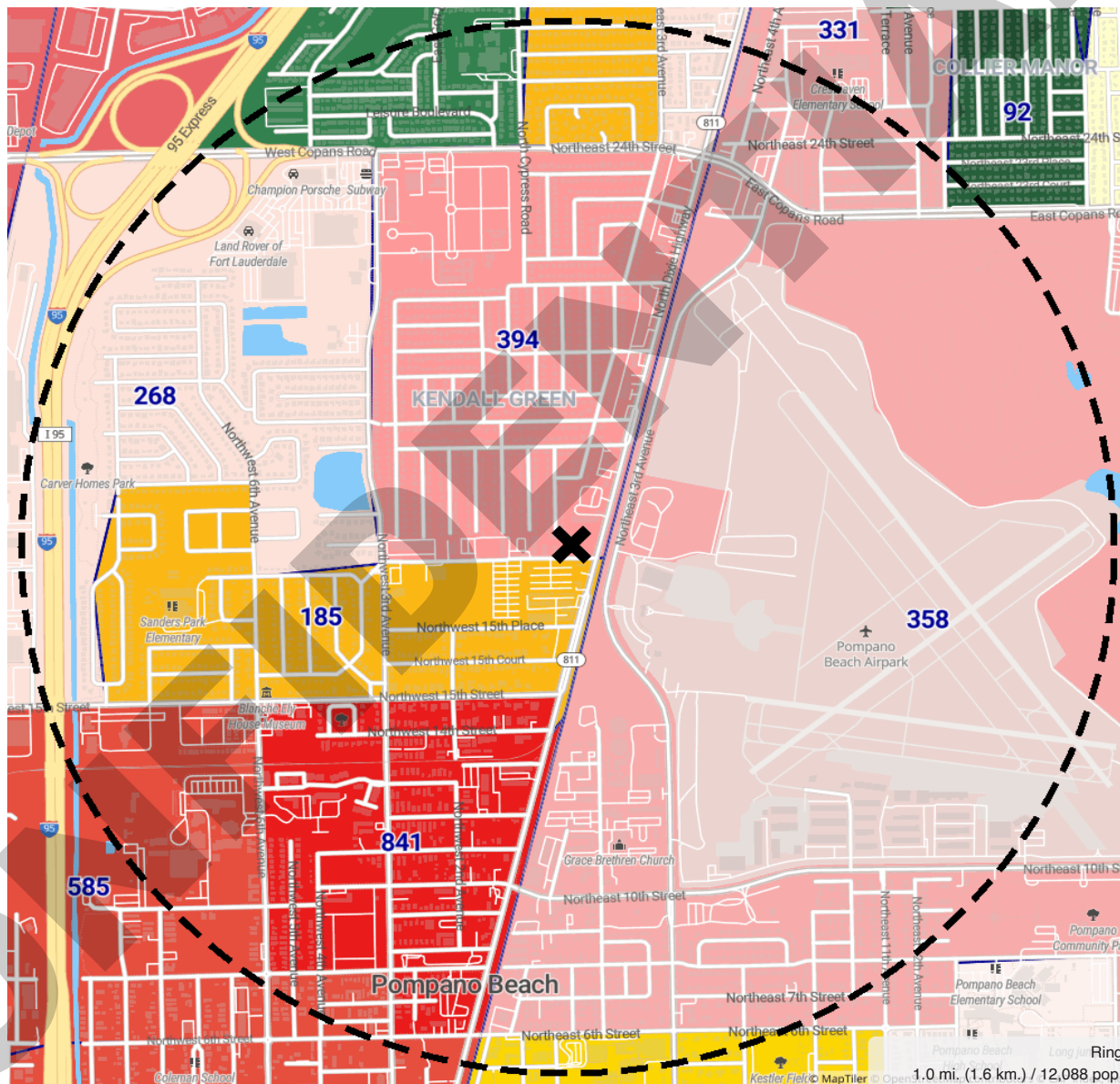
Larceny 178

Motor Vehicle Theft 322

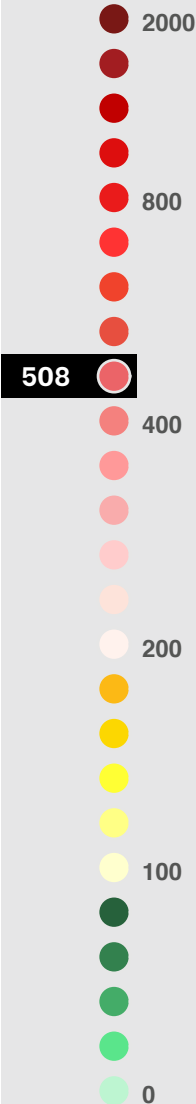
SUPPLEMENTAL SCORES

Simple Assault 378

Vandalism 201



CAP SCORE SCALE



CAP
INDEX

Creation Date: May 06, 2025
Database Year: 2025



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MAX-1 HEAT MAP

DRC

SITE NAME: LT 20 LLC

PZ25-1200014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

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2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

508

THE CRIME RISK AT THIS SITE IS 5.08
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 446

Homicide 419

Rape 183

Robbery 453

Aggravated Assault 498

CRIMES AGAINST PROPERTY 219

Burglary 239

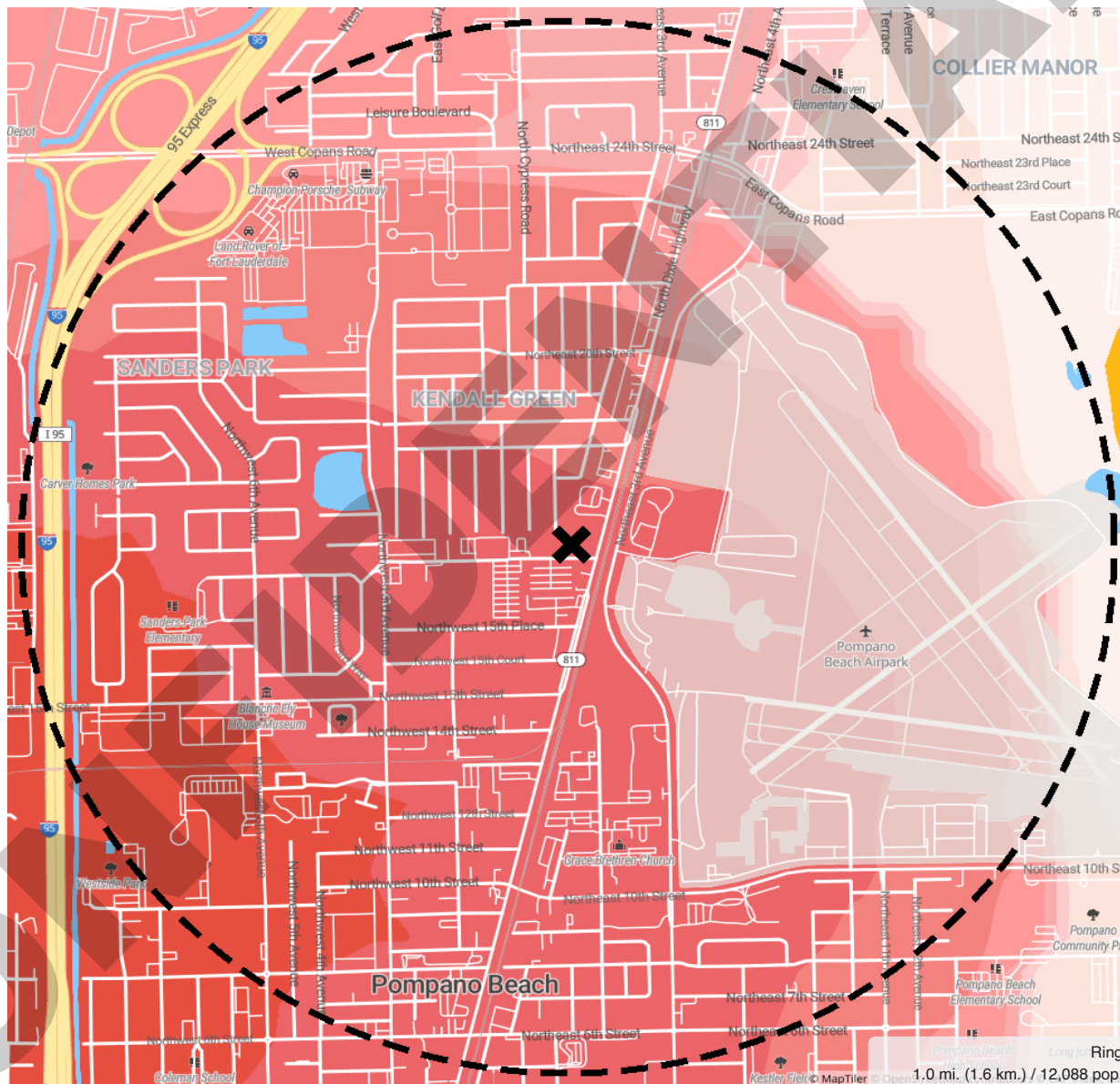
Larceny 178

Motor Vehicle Theft 322

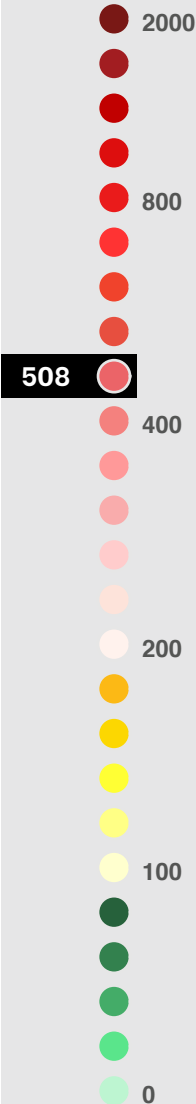
SUPPLEMENTAL SCORES

Simple Assault 378

Vandalism 201



CAP SCORE SCALE



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PZ25-1200014

07/02/2025

MAX-1 SCORE SUMMARY

DRC

SITE NAME: LT 20 LLC

PZ25-12000014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

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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 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	481	508	484	425	443	424	330	341	329
CRIMES AGAINST PERSONS	418	446	428	412	432	413	324	338	326
Homicide	394	419	431	673	698	712	503	507	519
Rape	167	183	183	332	355	349	295	311	309
Robbery	426	453	434	507	537	520	346	356	345
Aggravated Assault	470	498	486	384	400	390	318	329	318
CRIMES AGAINST PROPERTY	198	219	229	154	163	171	122	128	135
Burglary	221	239	241	182	188	190	142	144	147
Larceny	171	178	184	125	125	129	102	101	106
Motor Vehicle Theft	303	322	317	322	328	326	219	223	222
SUPPLEMENTAL SCORES									
Simple Assault	369	378	370	243	252	248	198	204	203
Vandalism	180	201	192	202	199	190	158	155	148



Creation Date: May 06, 2025
Database Year: 2025



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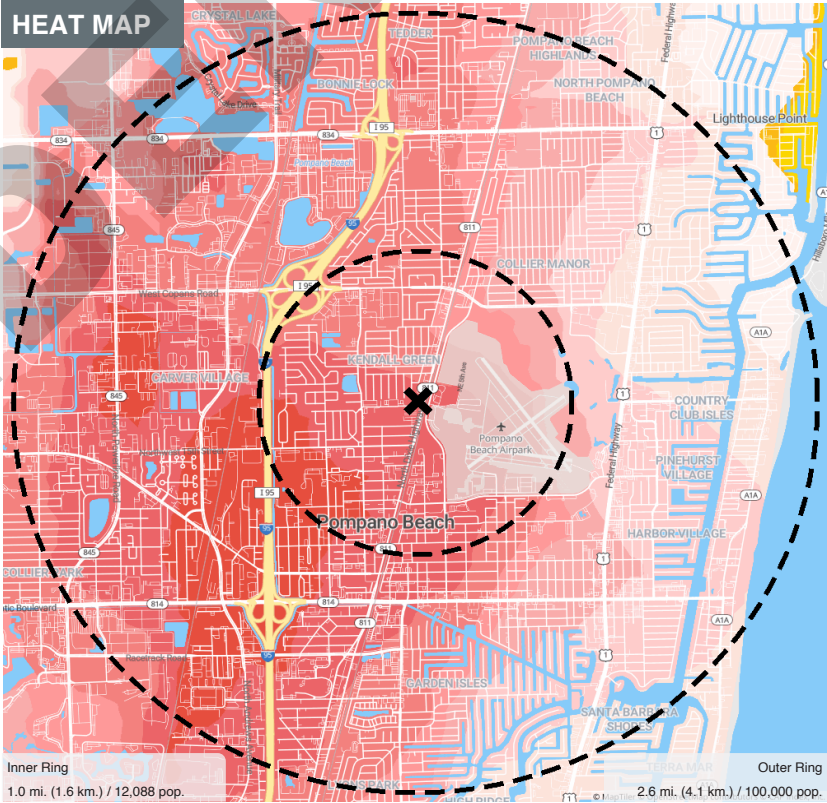
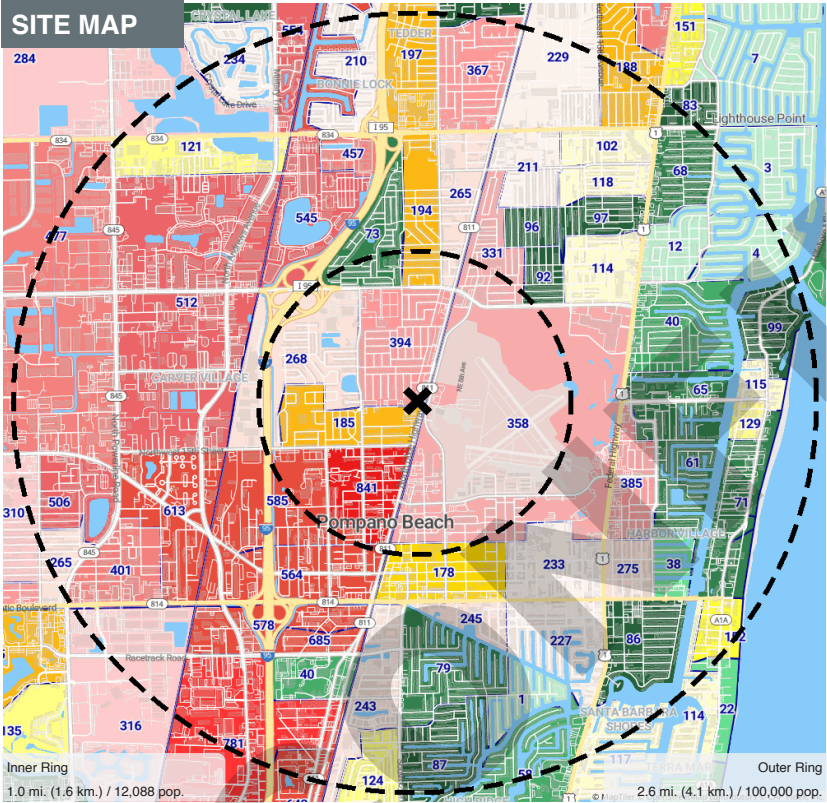
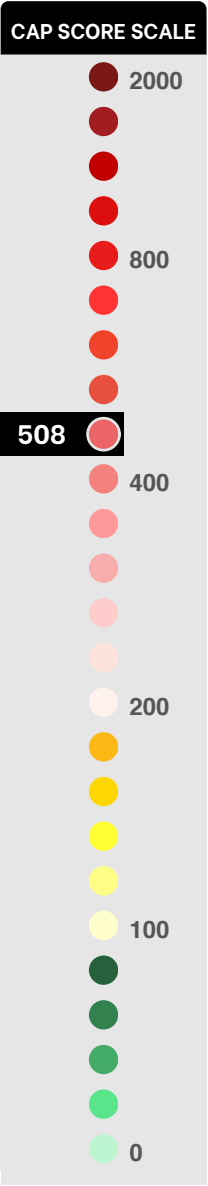
MAX-3 SUMMARY PAGE

DRC

SITE NAME: LT 20 LLC
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ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

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	Homicide		Burglary		Simple Assault
	Rape		Larceny		Vandalism
	Robbery		Motor Vehicle Theft		
	Aggravated Assault				



MAX-3 SITE MAP

DRC

SITE NAME: LT 20 LLC

PZ25-12000014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

508

THE CRIME RISK AT THIS SITE IS 5.08
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 446

Homicide 419

Rape 220

Robbery 478

Aggravated Assault 498

CRIMES AGAINST PROPERTY 302

Burglary 324

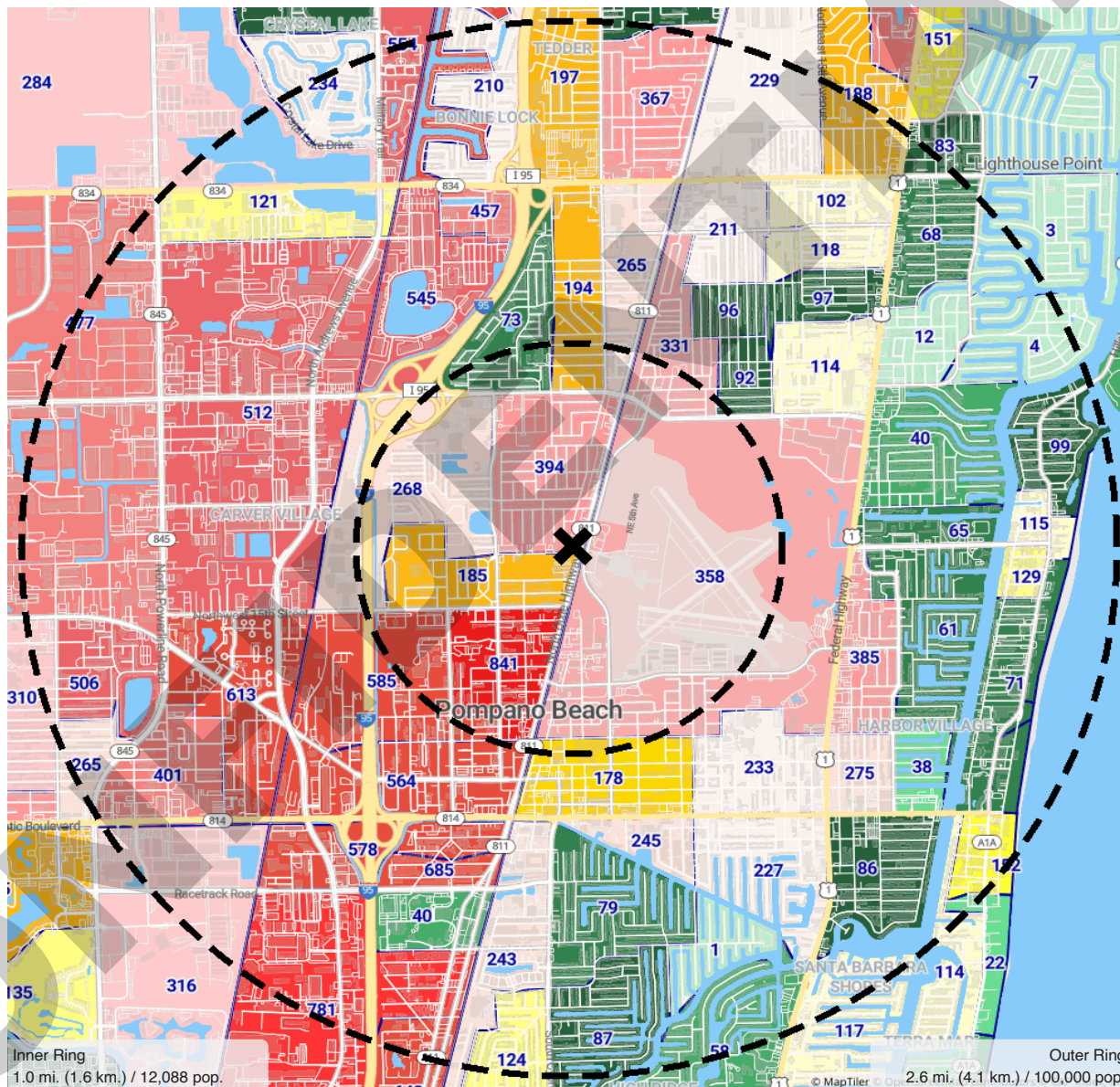
Larceny 262

Motor Vehicle Theft 351

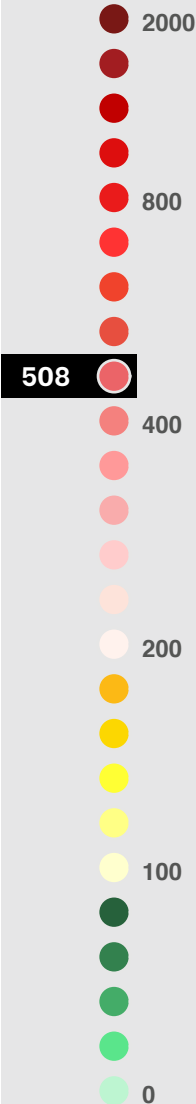
SUPPLEMENTAL SCORES

Simple Assault 421

Vandalism 249



CAP SCORE SCALE



CAP
INDEX

Creation Date: May 06, 2025
Database Year: 2025



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PZ25-12000014

07/02/2025

MAX-3 HEAT MAP

DRC

PZ25-12000014

08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

508

THE CRIME RISK AT THIS SITE IS 5.08
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 446

Homicide 419

Rape 220

Robbery 478

Aggravated Assault 498

CRIMES AGAINST PROPERTY 302

Burglary 324

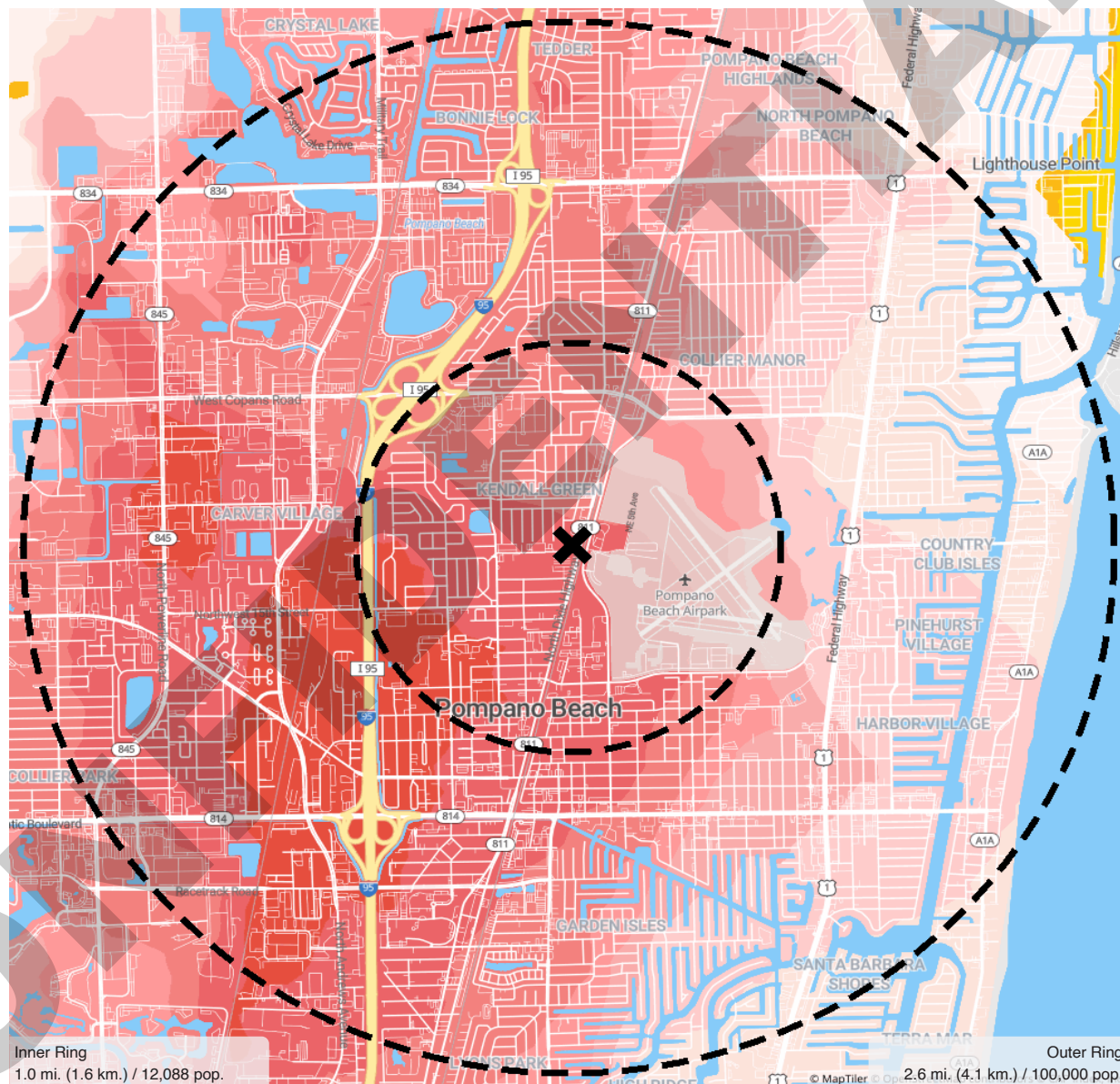
Larceny 262

Motor Vehicle Theft 351

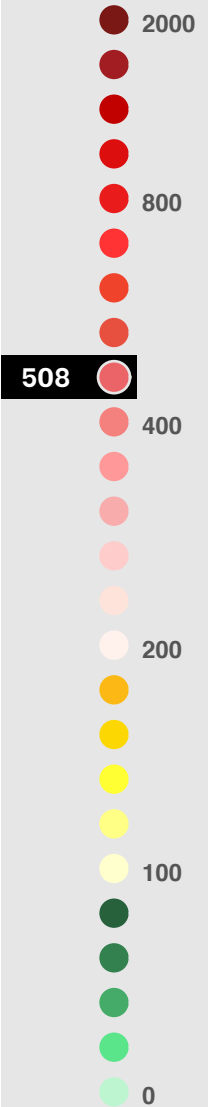
SUPPLEMENTAL SCORES

Simple Assault 421

Vandalism 249



CAP SCORE SCALE



Creation Date: May 06, 2025
Database Year: 2025



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07/02/2025

MAX-3 SCORE SUMMARY

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PZ25-12000014

08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	485	508	484	429	443	424	333	341	329
CRIMES AGAINST PERSONS	418	446	428	412	432	413	324	338	326
Homicide	399	419	431	681	698	712	509	507	519
Rape	206	220	215	409	427	410	364	374	363
Robbery	469	478	469	558	567	562	381	376	373
Aggravated Assault	470	498	486	384	400	390	318	329	318
CRIMES AGAINST PROPERTY	298	302	300	232	225	224	184	176	177
Burglary	318	324	315	262	254	248	204	195	192
Larceny	258	262	264	188	183	185	154	149	152
Motor Vehicle Theft	343	351	344	364	358	354	248	243	241
SUPPLEMENTAL SCORES									
Simple Assault	419	421	409	276	281	274	224	228	224
Vandalism	240	249	248	269	246	246	210	192	191



Creation Date: May 06, 2025
Database Year: 2025



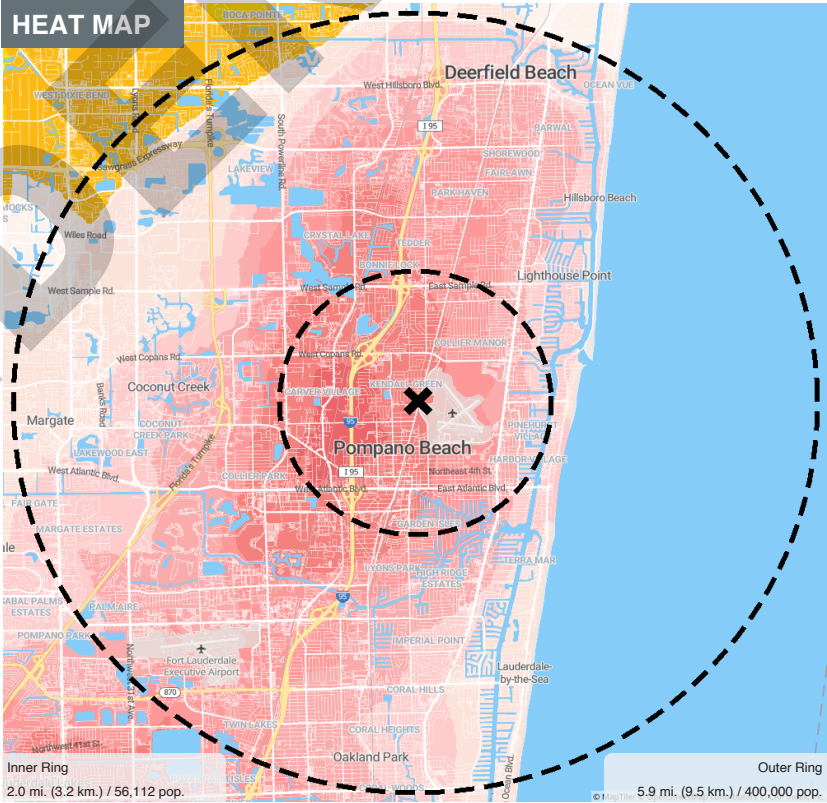
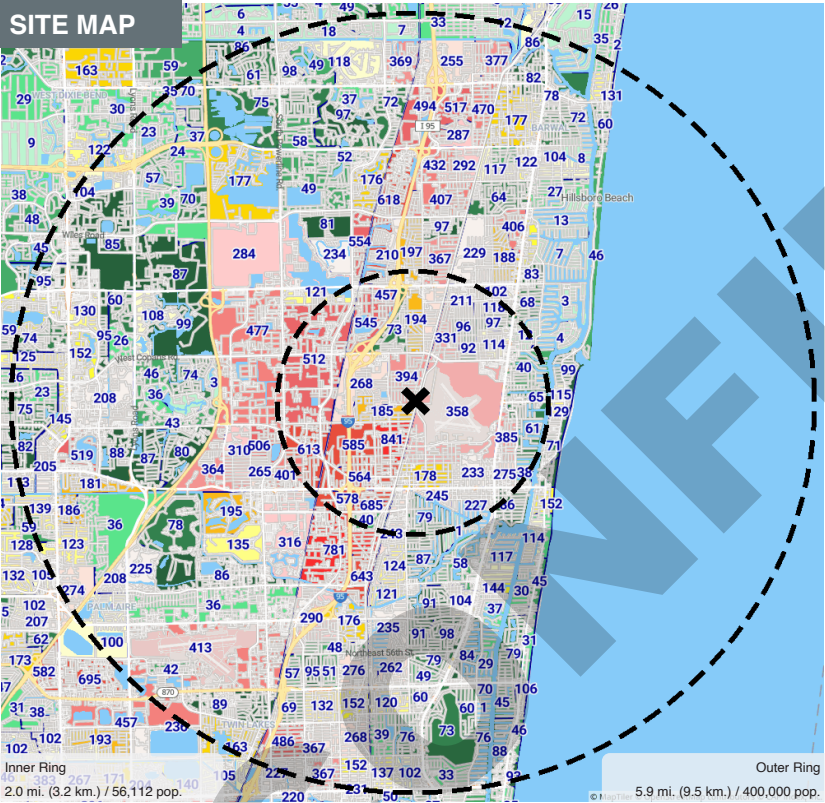
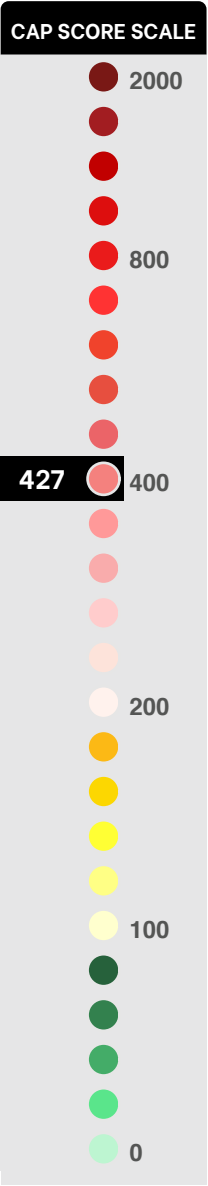
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PZ25-12000014

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07/02/2025

SITE NAME: LT 20 LLC
PZ25-12000014
08/20/2025
ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

2025 NATIONAL CRIME RISK SCORES					
THIS SITE'S CAP INDEX® SCORE: 427 THE CRIME RISK AT THIS SITE IS 4.27 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				



MAX-6 SITE MAP

DRC

SITE NAME: LT 20 LLC

PZ25-12000014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

427

THE CRIME RISK AT THIS SITE IS 4.27
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 373

Homicide 331

Rape 183

Robbery 423

Aggravated Assault 409

CRIMES AGAINST PROPERTY 343

Burglary 354

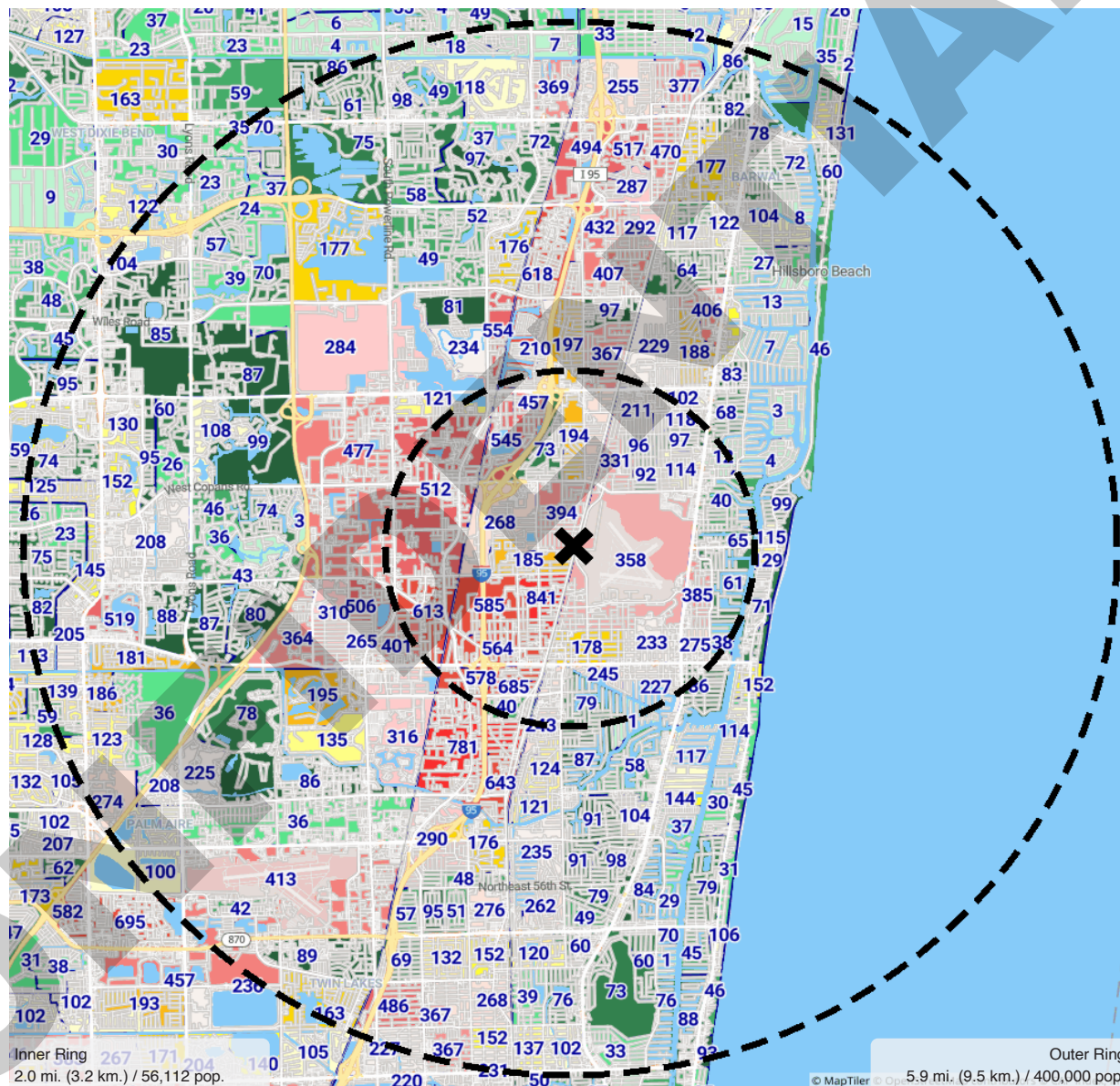
Larceny 319

Motor Vehicle Theft 352

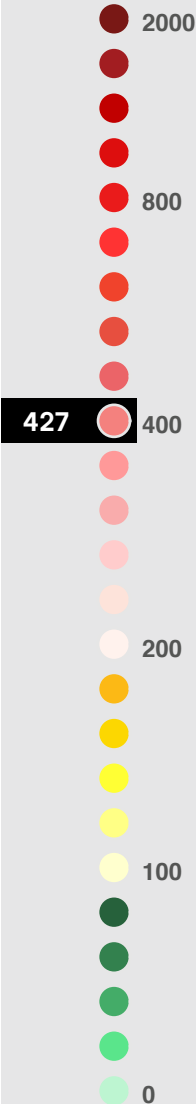
SUPPLEMENTAL SCORES

Simple Assault 386

Vandalism 274



CAP SCORE SCALE



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MAX-6 HEAT MAP

DRC

PZ25-12000014

08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPAÑO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

427

THE CRIME RISK AT THIS SITE IS 4.27
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 373

Homicide 331

Rape 183

Robbery 423

Aggravated Assault 409

CRIMES AGAINST PROPERTY 343

Burglary 354

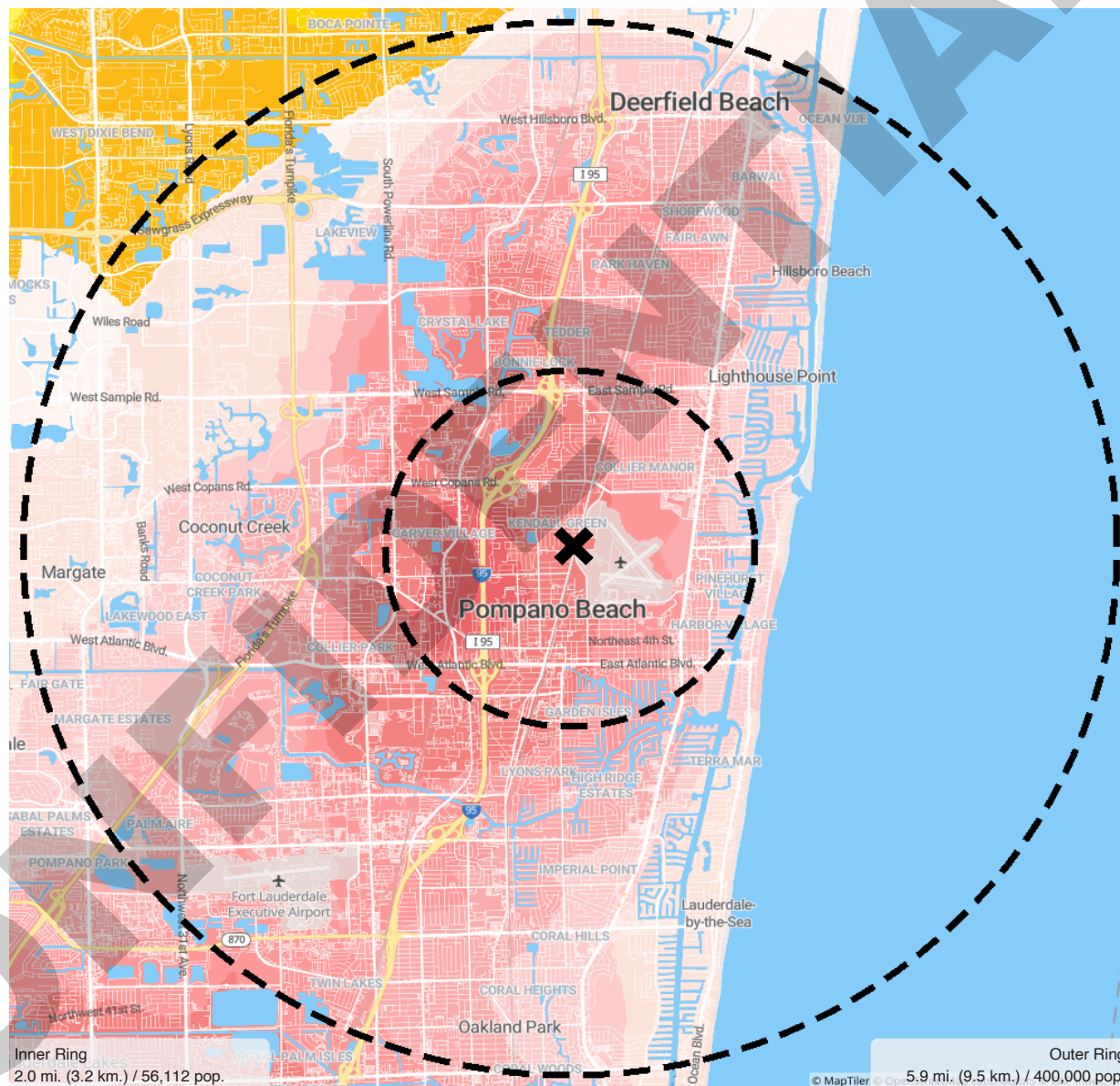
Larceny 319

Motor Vehicle Theft 352

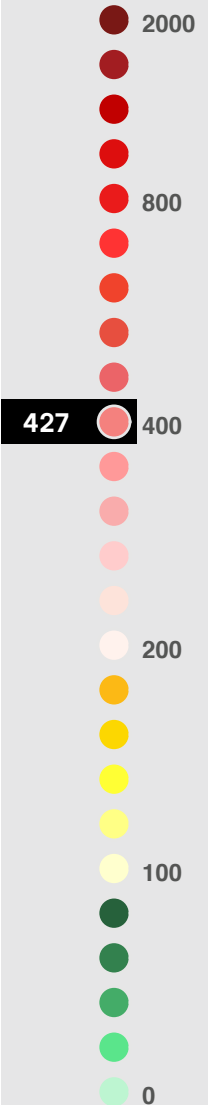
SUPPLEMENTAL SCORES

Simple Assault 386

Vandalism 274



CAP SCORE SCALE



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INDEX

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MAX-6 SCORE SUMMARY

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PZ25-12000014

08/20/2025

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ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	411	427	409	364	373	358	282	287	278
CRIMES AGAINST PERSONS	354	373	359	349	362	347	274	283	274
Homicide	322	331	341	550	551	563	411	401	411
Rape	179	183	181	356	355	345	316	311	305
Robbery	421	423	417	501	502	500	342	332	331
Aggravated Assault	393	409	398	321	328	320	266	270	261
CRIMES AGAINST PROPERTY	327	343	331	255	256	247	201	200	195
Burglary	337	354	343	278	278	270	217	213	209
Larceny	305	319	310	222	223	217	182	182	178
Motor Vehicle Theft	337	352	339	358	359	349	243	243	238
SUPPLEMENTAL SCORES									
Simple Assault	390	386	376	256	258	252	209	209	206
Vandalism	261	274	268	292	271	266	228	211	206



Creation Date: May 06, 2025
Database Year: 2025



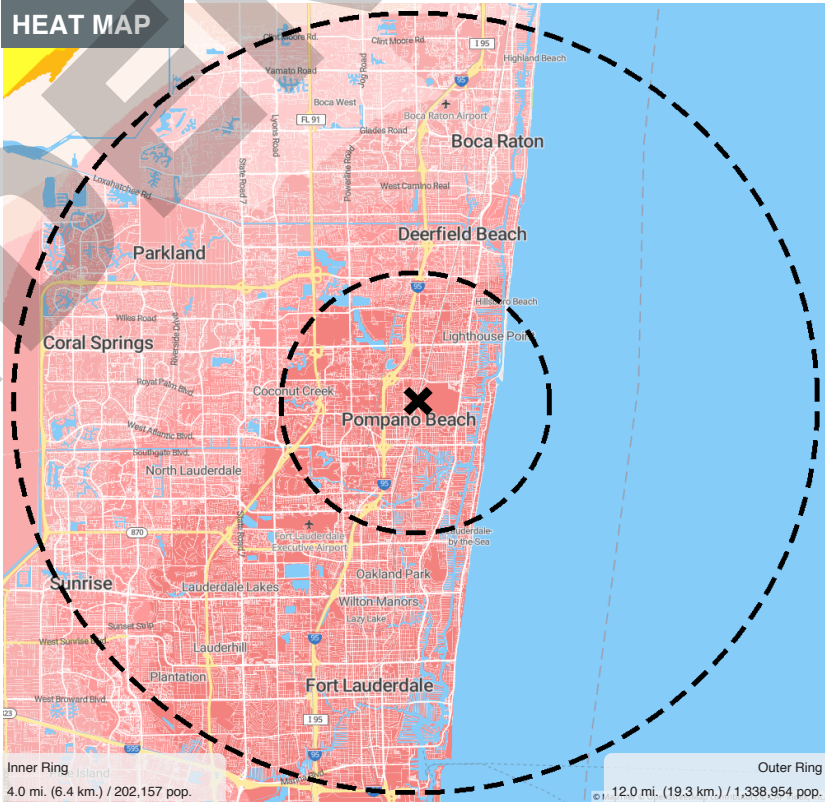
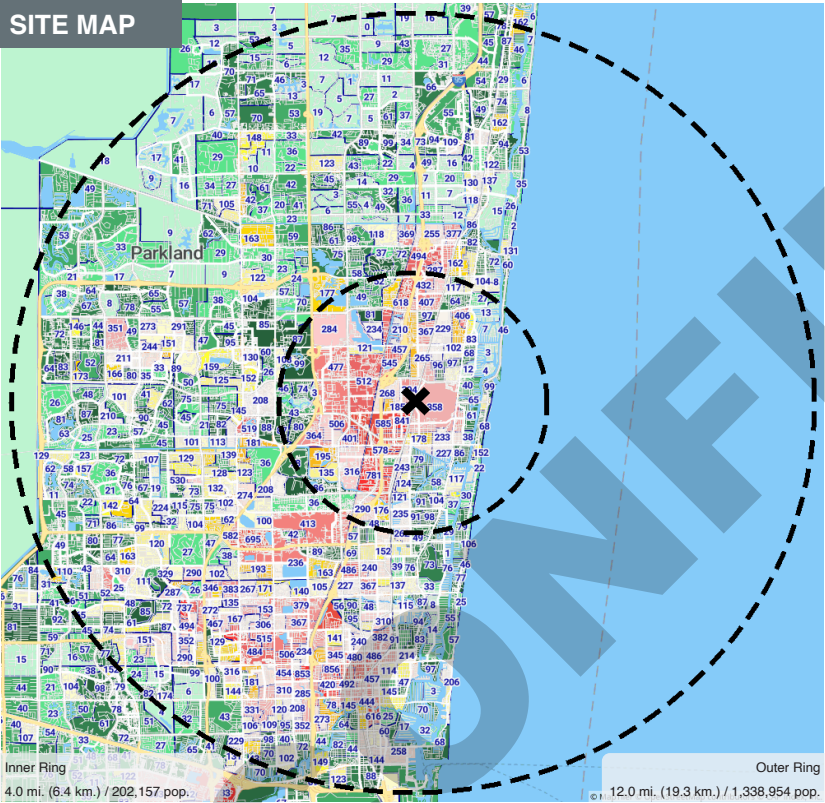
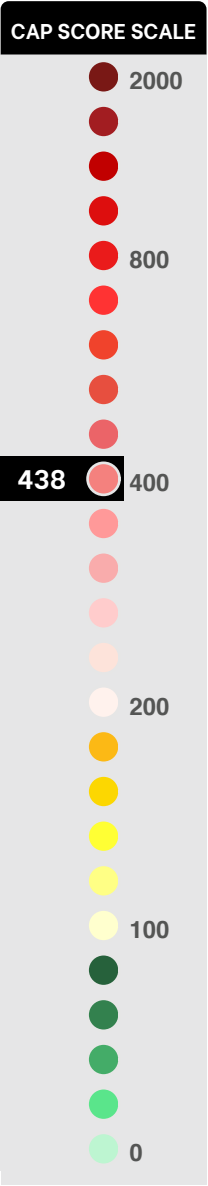
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07/02/2025

SITE NAME: LT 20 LLC
PZ25-12000014
08/20/2025
ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

2025 NATIONAL CRIME RISK SCORES				
THIS SITE'S CAP INDEX® SCORE: 438 THE CRIME RISK AT THIS SITE IS 4.38 TIMES THE NATIONAL AVERAGE OF 100.	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY	
	Homicide		Burglary	
	Rape		Larceny	
	Robbery		Motor Vehicle Theft	
	Aggravated Assault		Supplemental Scores	
		384	541	
		540	528	Simple Assault 517
		238	569	Vandalism 413
		440	481	
		442		



MAX-12 SITE MAP

DRC

SITE NAME: LT 20 LLC

PZ25-12000014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

438

THE CRIME RISK AT THIS SITE IS 4.38
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 384

Homicide 540

Rape 238

Robbery 440

Aggravated Assault 442

CRIMES AGAINST PROPERTY 541

Burglary 528

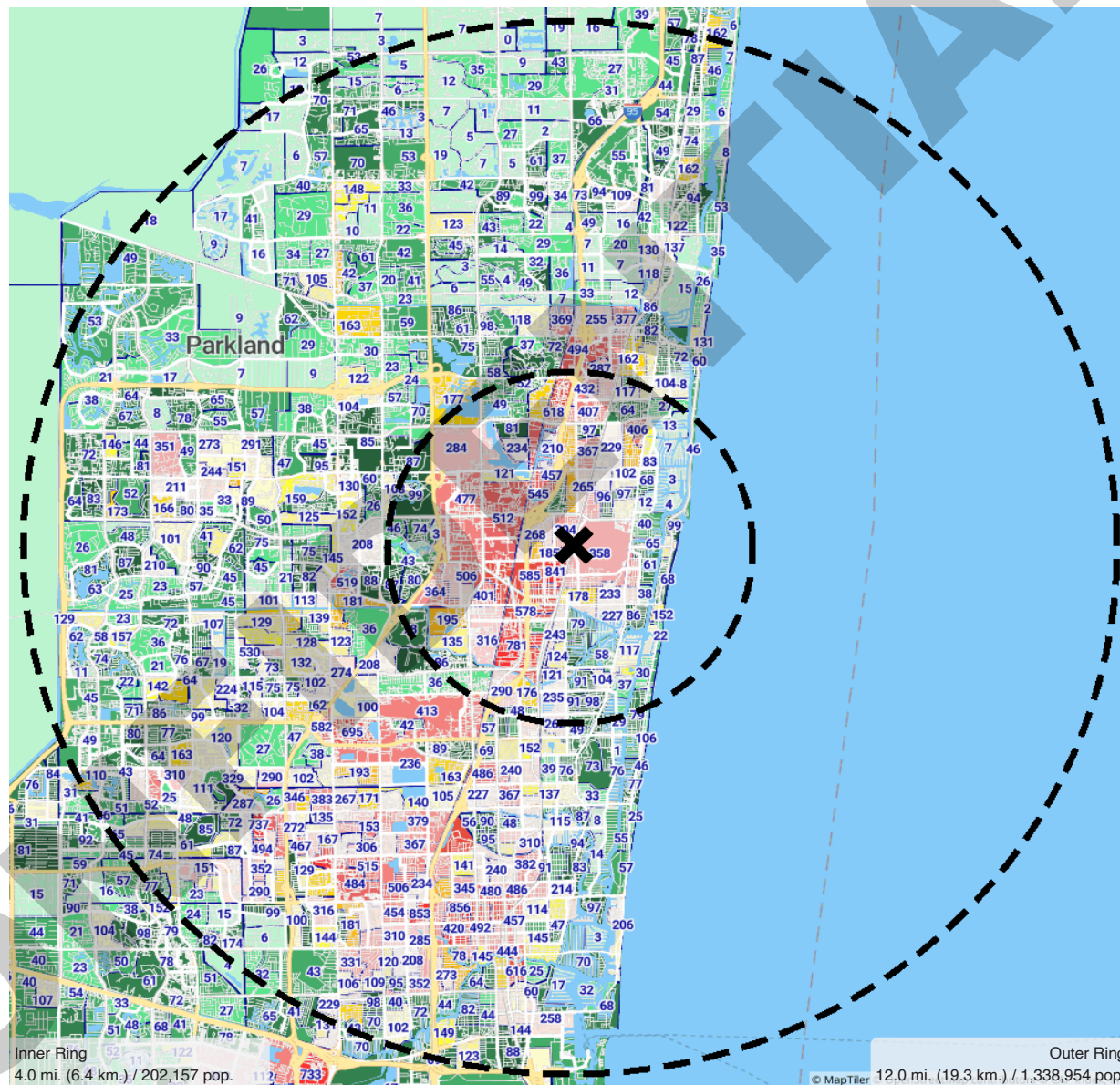
Larceny 569

Motor Vehicle Theft 481

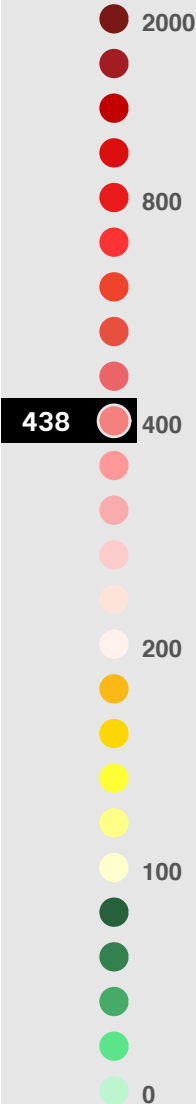
SUPPLEMENTAL SCORES

Simple Assault 517

Vandalism 413



CAP SCORE SCALE



CAP
INDEX

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PZ25-12000014

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MAX-12 HEAT MAP

DRC

PZ25-12000014

08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

438

THE CRIME RISK AT THIS SITE IS 4.38
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 384

Homicide 540

Rape 238

Robbery 440

Aggravated Assault 442

CRIMES AGAINST PROPERTY 541

Burglary 528

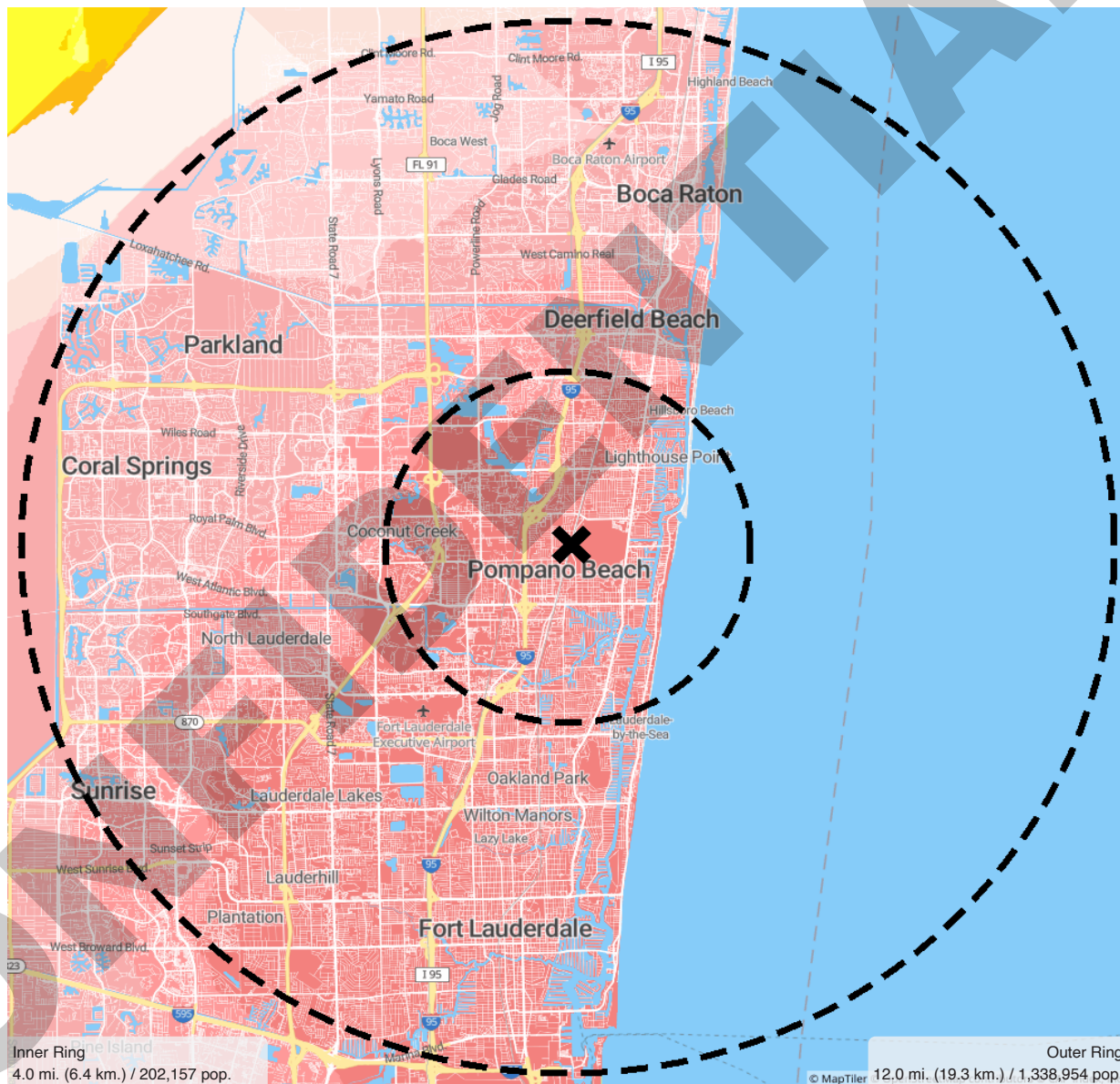
Larceny 569

Motor Vehicle Theft 481

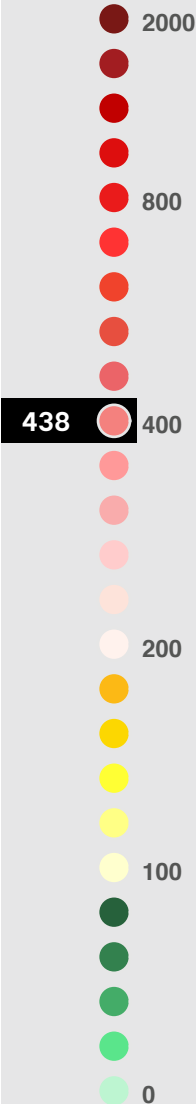
SUPPLEMENTAL SCORES

Simple Assault 517

Vandalism 413



CAP SCORE SCALE



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07/02/2025

MAX-12 SCORE SUMMARY

DRC

PZ25-12000014

08/20/2025

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CRIMECAST
PREMIUMPLUS

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GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	439	438	433	388	382	379	302	294	294
CRIMES AGAINST PERSONS	381	384	386	375	372	373	295	291	294
Homicide	548	540	520	936	900	859	699	654	626
Rape	227	238	247	451	462	471	401	404	417
Robbery	448	440	440	533	522	527	364	346	350
Aggravated Assault	445	442	437	364	355	351	301	292	286
CRIMES AGAINST PROPERTY	515	541	542	402	404	404	317	315	319
Burglary	502	528	507	414	414	399	323	318	309
Larceny	547	569	561	399	398	393	326	324	322
Motor Vehicle Theft	465	481	494	494	491	508	336	332	346
SUPPLEMENTAL SCORES									
Simple Assault	535	517	497	352	345	333	287	280	272
Vandalism	388	413	397	434	409	393	340	319	306



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07/02/2025

POINT OF INTEREST (POI) DATA

DRC

SITE NAME: LT 20 LLC


PZ25-12000014

08/20/2025

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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 2.6 MI./4.1 KM.	MAX-6 COUNT WITHIN 5.9 MI./9.5 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
 Highway Entrances & Exits	0.9/1.4	37	321	1,209	3,020
 Rail, Subway, & Train Stations	1.7/2.7	0	1	3	6
Government/Medical POIs					
 Detention Facilities	1.5/2.4	0	5	6	8
 Fire Stations	0.6/1.0	2	7	27	76
 Hospitals	1.9/3.1	0	1	5	17
 Police Stations	1.7/2.7	0	2	9	26
Other POIs					
 Bars & Nightclubs	1.0/1.6	1	23	70	202
 Beer, Wine, & Liquor Stores	0.3/0.5	1	9	46	142
 Casinos	3.0/4.8	0	0	2	5
 Check Cashing Locations	1.1/1.8	0	32	124	382
 Convenience Stores & Gas Stations	0.4/0.6	7	48	151	425
 Homeless Shelters & Food Banks	2.4/3.9	0	1	5	13
 Pawn Shops	1.5/2.4	0	7	31	61

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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PZ25-12000014

07/02/2025

DEMOGRAPHIC DATA

DRC

PZ25-12000014
08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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	12,088	100,645	402,167	1,344,658	337,643,652
Per Square Mile	4,108.5	4,574.3	5,177.0	5,163.2	95.6
% Change	4.9%	3.1%	2.1%	3.0%	3.0%
By Age Group					
% 0-14	20.4%	16.6%	14.9%	15.7%	17.3%
% 15-17	4.2%	3.2%	2.9%	3.2%	3.7%
% 18-24	9.8%	7.6%	6.8%	8.0%	9.6%
% 25-44	25.9%	26.9%	25.3%	25.0%	26.4%
% 45-64	23.1%	26.0%	26.4%	26.1%	24.4%
% 65+	16.7%	19.7%	23.6%	22.1%	18.6%
By Marital Status (Age 15+)					
% Never Married	48.3%	37.4%	33.1%	33.8%	34.2%
% Married, Spouse Present	26.0%	33.9%	38.7%	40.1%	45.4%
% Married, Spouse Absent	7.0%	7.6%	6.5%	6.1%	4.3%
% Divorced	11.4%	14.6%	14.6%	13.5%	10.6%
% Widowed	7.3%	6.3%	7.1%	6.5%	5.5%
By Education Level (Age 25+)					
% Less than 9th Grade	9.8%	8.9%	5.7%	4.6%	4.7%
% Some High School, No Diploma	14.5%	9.8%	6.6%	5.9%	5.9%
% High School Graduate (including equivalent)	31.9%	28.0%	26.4%	25.2%	26.3%
% Some College, No Degree	23.1%	18.6%	18.5%	17.5%	19.3%
% Associate's Degree	4.7%	6.9%	8.3%	9.1%	8.8%
% Bachelor's Degree	10.4%	18.1%	22.0%	23.2%	21.3%
% Graduate Degree	5.6%	9.6%	12.6%	14.4%	13.8%

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PZ25-12000014

07/02/2025

DEMOGRAPHIC DATA

DRC

PZ25-12000014
08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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	3,757	39,624	173,639	547,783	129,687,464
Avg. People per HH	3.2	2.5	2.3	2.5	2.6
Median Value of Owner-Occupied Housing Units	\$337,257	\$528,768	\$505,830	\$552,399	\$439,069
% Renter-Occupied Housing Units	48.3%	47.3%	40.5%	39.4%	36.6%
Housing Units by Structure Type					
% 1 Unit Detached	68.4%	36.2%	32.5%	36.8%	61.5%
% 1 Unit Attached	2.5%	5.1%	6.1%	8.3%	6.1%
% 2+ Units	27.8%	56.5%	58.2%	53.0%	26.5%
% Mobile Home	1.3%	2.2%	3.2%	1.8%	5.9%
% Other Type	0.0%	0.1%	0.1%	0.0%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	13.4%	9.5%	9.1%	8.0%	8.5%
% 1 Vehicle	38.6%	43.9%	45.6%	43.7%	33.4%
% 2+ Vehicles	47.9%	46.7%	45.3%	48.3%	58.2%

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PZ25-12000014

07/02/2025

DEMOGRAPHIC DATA

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PZ25-12000014
08/20/2025

SITE NAME: LT 20 LLC

ADDRESS: 115 NORTHWEST 16TH STREET, POMPANO BEACH, FL 33060

CRIMECAST
PREMIUMPLUS

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	\$57,405	\$65,669	\$71,116	\$81,844	\$88,229
% of Families Below Poverty Level	17.9%	14.0%	10.1%	10.1%	8.9%
% of Population Unemployed (Age 16+)	5.2%	4.1%	3.4%	3.2%	2.9%
Workers by Means of Transport (Age 16+)					
% Work at Home	3.1%	9.6%	12.9%	14.0%	13.3%
% Walk	1.4%	1.7%	1.4%	1.4%	2.4%
% Bicycle	0.5%	1.1%	0.6%	0.5%	0.4%
% Carpool	13.7%	13.4%	10.6%	9.4%	8.5%
% Drive Alone	73.9%	66.4%	68.0%	68.5%	69.3%
% Public Transport	3.0%	2.1%	2.1%	2.1%	3.3%
% Other	2.8%	4.0%	2.6%	2.3%	1.5%

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.

DRC



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Database Year: 2025



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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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