



November 10th, 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 Grigg's Car Wash (11401 SW 26 AVE
POMPANO BEACH FL 33069, folio 494204260010)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing Applicant Griggs Express Car Wash with authorization from the current property owner FFT POMPANO LLC, in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is a total of 41,146 sq. ft. (0.945 acres, located on the west side of South Powerline Road and on the south side of Gateway Drive (SW 14th Street) in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property houses a vacant 718- sq. ft. restaurant building (previously Checker's). The contract buyer ("Applicant") intends to develop the property with an express car wash of approximately 3,650 sq. ft. and related site and landscape upgrades.

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> and <https://ucr.fbi.gov/nibrs/2012/resources/nibrs-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.

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

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.

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

Crimes Against Society- include:

Disorderly conduct- any behavior that tends to disturb the public peace or decorum, scandalize the community, or shock the public sense of morality.

Drug Offenses- the violation of laws prohibiting the production, distribution, and/or use of certain controlled substances.

Trespassing- unlawfully entering land, a dwelling, or other real property.

Vagrancy & Loitering- remaining in an area or place in an idle or aimless manner; or going from place to place without visible means of support.

A summary of the CAP Index scores for the subject property is provided below, by study area radius.

2025 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	389 (3.89 times the national average of 100)
MAX-3 (3-mile radius)	389 (3.89 times the national average of 100)
MAX-6 (6-mile radius)	402 (4.02 times the national average of 100)
MAX-12 (12-mile radius)	344 (3.44 times the national average of 100)

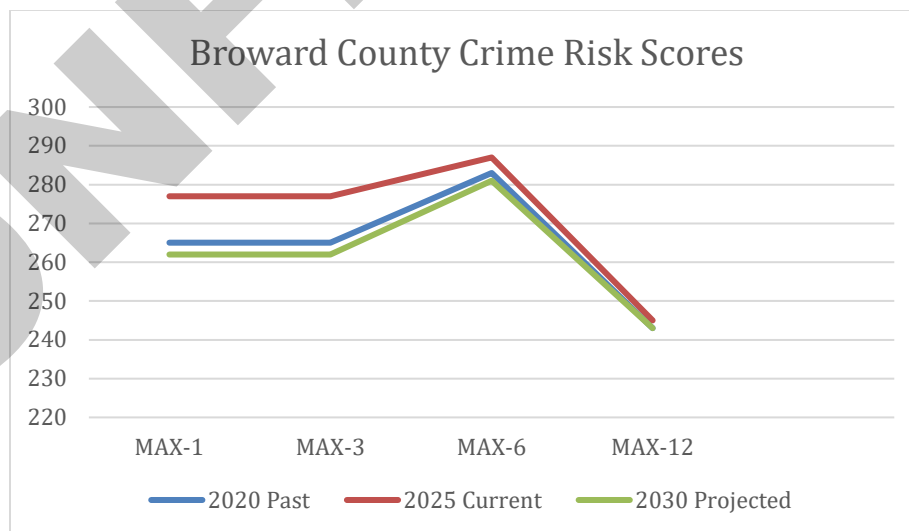
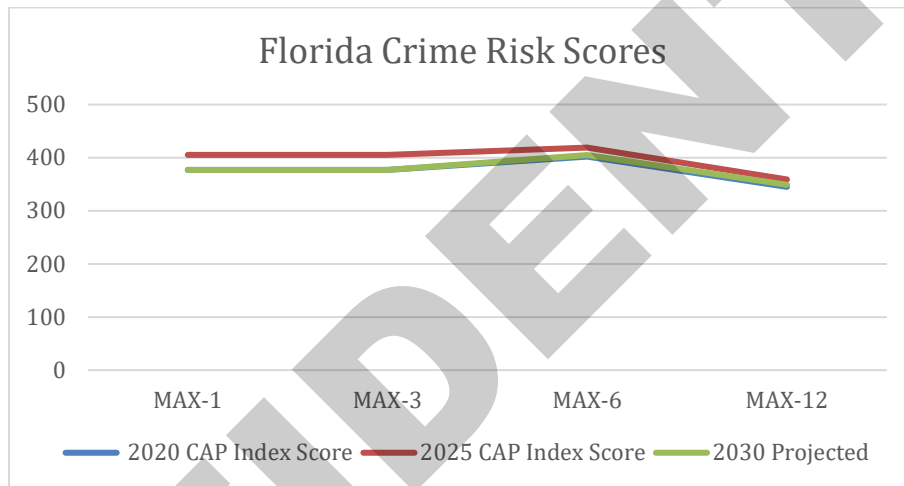
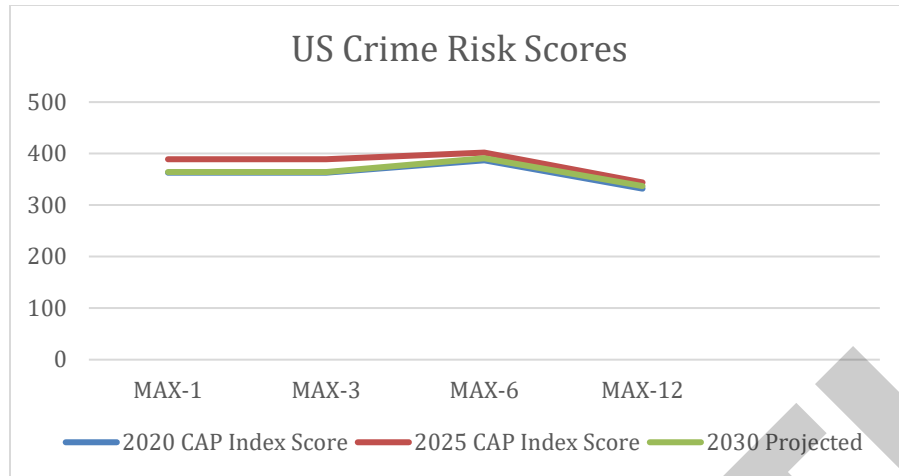
Within all of Broward County's study areas [MAX-1 (1-mile radius), Max-3 (3-mile), Max-6 (6-mile), and MAX-12 (12-mile radius)] Crimes Against Society indicate to be most reported. Please see below for a Broward County Current "Top Crime Category" breakdown by study area.

BROWARD COUNTY CURRENT TOP CRIME CATEGORY, PER STUDY AREA			
MAX-1		MAX-3	
Crimes Against Society		Crimes Against Society	
301 median		301 median	
MAX-6		MAX-12	
Crimes Against Society		Crimes Against Society	
296 median		254 median	

The report further summarizes the following for Broward County. Specific crimes reported may not fall within the top crime categories above.

- Within the Max-1 (1-mile) study area, **homicide** is currently the most reported.
- Within the Max-3 (3-mile) study area, **trespassing** 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 on the following pages show past and future trends for each Study Area as well as overall projections.



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

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 348 to 332	Decrease from 348 to 332	Decrease from 357 to 353	Decrease from 304 to 303
<i>Crimes Against Property</i>	Increase from 388 to 389	Increase from 388 to 389	Increase from 338 to 340	Increase from 342 to 356
<i>Crimes Against Society</i>	Decrease from 415 to 404	Decrease from 415 to 404	Decrease from 409 to 404	Decrease from 350 to 344

The projections indicate that Crimes Against Property in all study areas will increase within 1-12 miles of this property. Crimes Against Persons and Crimes Against Society will decrease within 1-12 miles of this property.

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.

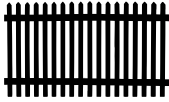
The following CPTED Principles are addressed in the proposed Public Safety Security (CPTED) Plan, sheets PS-1 and PS-2. For more detail, refer to these drawings.



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 will 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 security alert lights over all exterior 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-foot maximum height for all hedges, bushes, low plants, and ground cover where shown on the CPTED Plan.
- 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.)
- Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2 feet) landscaping under windows and around fencing or walls.



PRINCIPLE #2 – ACCESS CONTROL

- Business is a cashless operation.
- Install hard-wired burglar security alarms (HW Automation, platform Alarm.com). 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, pavement change, and signage.
- Low hedges and shrubs are to be maintained at a maximum height of 2 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.
- All exterior doors must have non-removable door hinge pins.
- 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.
- Dumpster/trash enclosure must include a bottom gate clearance of 8" minimum above ground.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- A robust locking mechanism such as a throw bolt with a robust shielded padlock is proposed for the dumpster entrance.



PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Main entrance to parking area is delineated by landscaping, signage, pavement changes, 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 feet 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 lighted 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.



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 a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. 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

- 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, close to the main entrance of the building.
- No exterior benching is proposed. In the event than 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.
- Public or visitor restrooms, storage rooms, or locker rooms must be equipped with either constant lighting or a secured motion sensor lighting system that will provide immediate illumination upon entry and a locking system that identifies if the restroom is occupied/vacant.

ELECTRONIC SURVEILLANCE

- Proposed camera, monitoring, and BSO No Trespass signage locations will be coordinated with the Broward Sheriff's Office CPTED and 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>) and 180-degree view (see Boss Security Worldwide <https://bosssecurityworldwide.com/ipcy-180deg8mp-ad.html>).
- 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.
- 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

EXHIBIT A



Parcel Id: [494204260010](#)
Owner: FFT POMPANO LLC
Situs 1401 SW 26 AVE POMPANO
Address: BEACH FL 33069

DRC

PZ25- 12000044
12/17/2025

PLANW3ST

EXHIBIT B

DRCPZ25- 12000044
12/17/2025

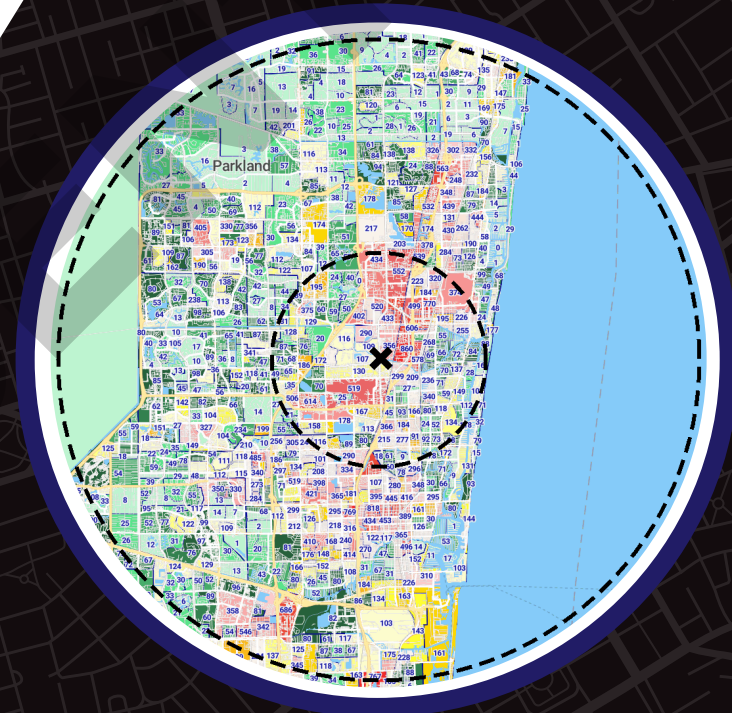
CRIMECAST

PREMIUMPLUS

GENERATED FOR: **PLANW3ST, LLC**SITE NAME: **GRIGGS CAR WASH**ADDRESS: **1401 SW 26 AVE
POMPANO BEACH, FL 33069**CREATION DATE: **OCTOBER 21, 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.



FALL 2025 CAP INDEX® SCORES

MAX-1: 389**MAX-3: 389****MAX-6: 402****MAX-12: 344**

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 sixteen specific CAP Scores pertaining to **Crimes Against Persons**, **Crimes Against Property**, and **Crimes Against Society**.

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.

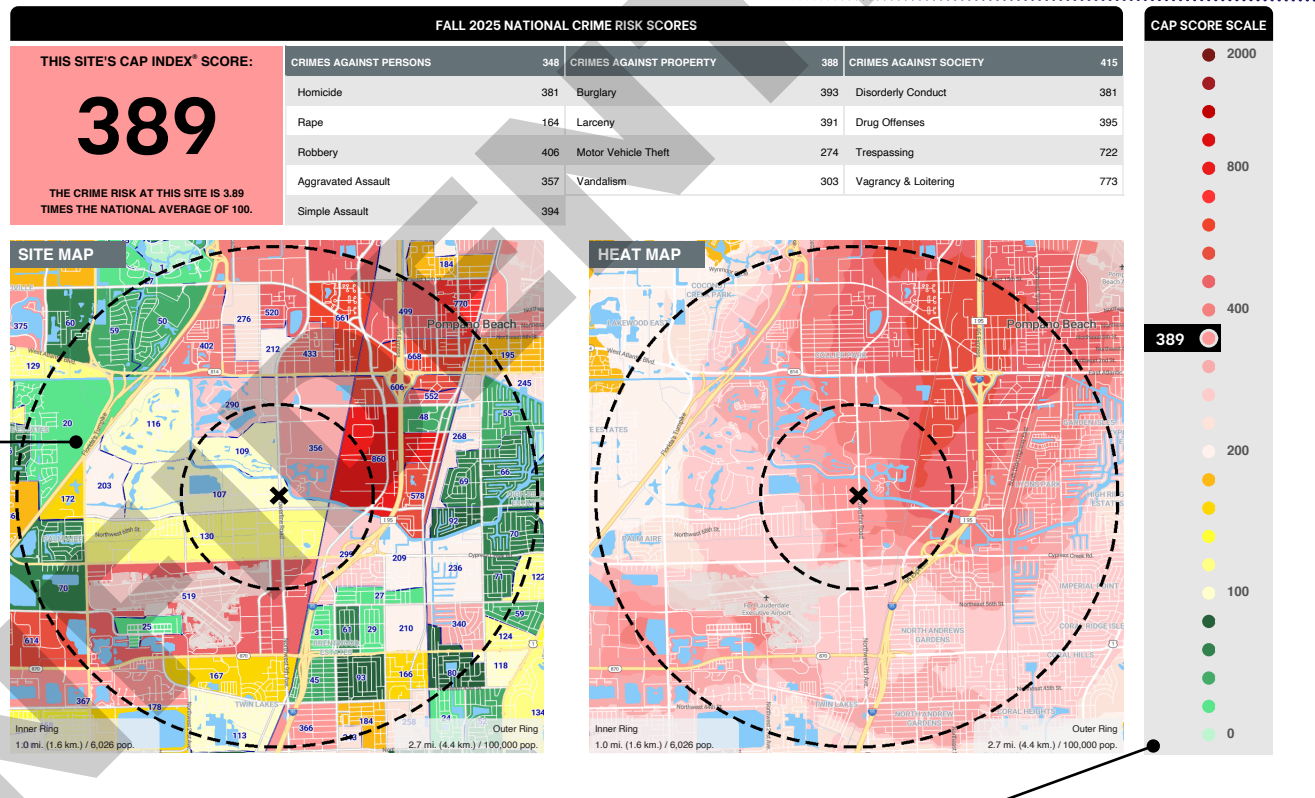
Every 10 years, the Census Bureau designates block groups in the United States. With the 2023 release, the number of block groups increased from roughly 217,000 to over 239,000.

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: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPAÑO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

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: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

389

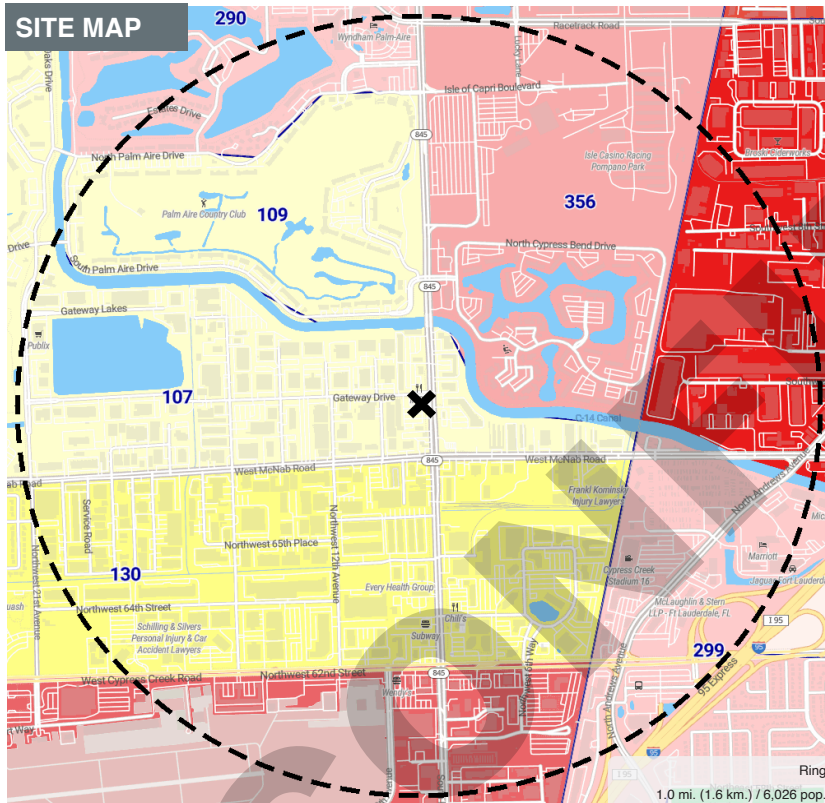
THE CRIME RISK AT THIS SITE IS 3.89
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	348	CRIMES AGAINST PROPERTY	388	CRIMES AGAINST SOCIETY	415
Homicide	342	Burglary	393	Disorderly Conduct	354
Rape	154	Larceny	391	Drug Offenses	395
Robbery	406	Motor Vehicle Theft	273	Trespassing	564
Aggravated Assault	355	Vandalism	303	Vagrancy & Loitering	585
Simple Assault	394				

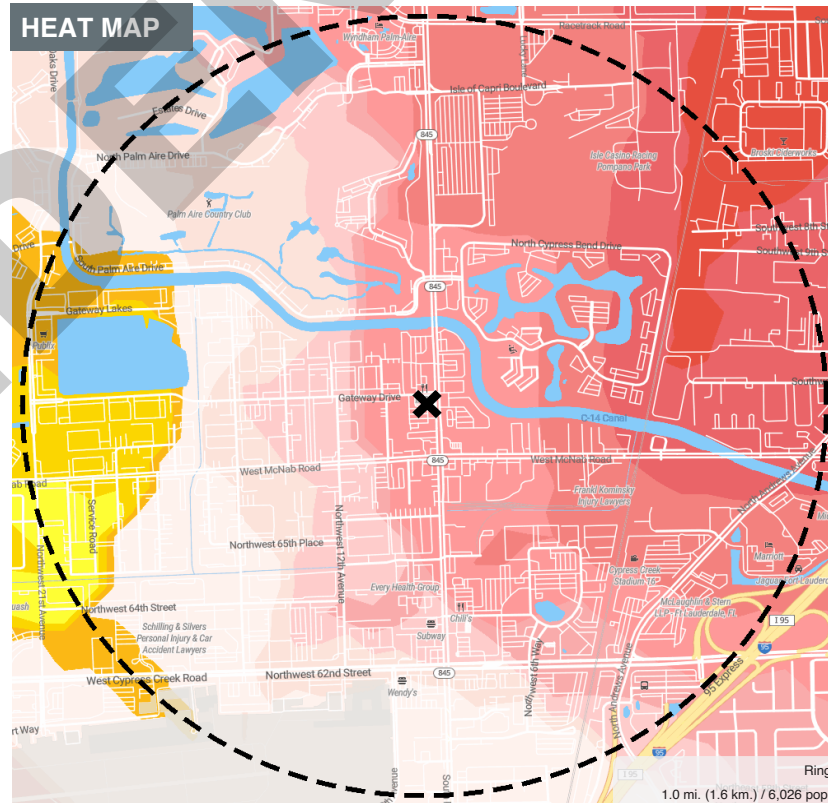
CAP SCORE SCALE



SITE MAP



HEAT MAP



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

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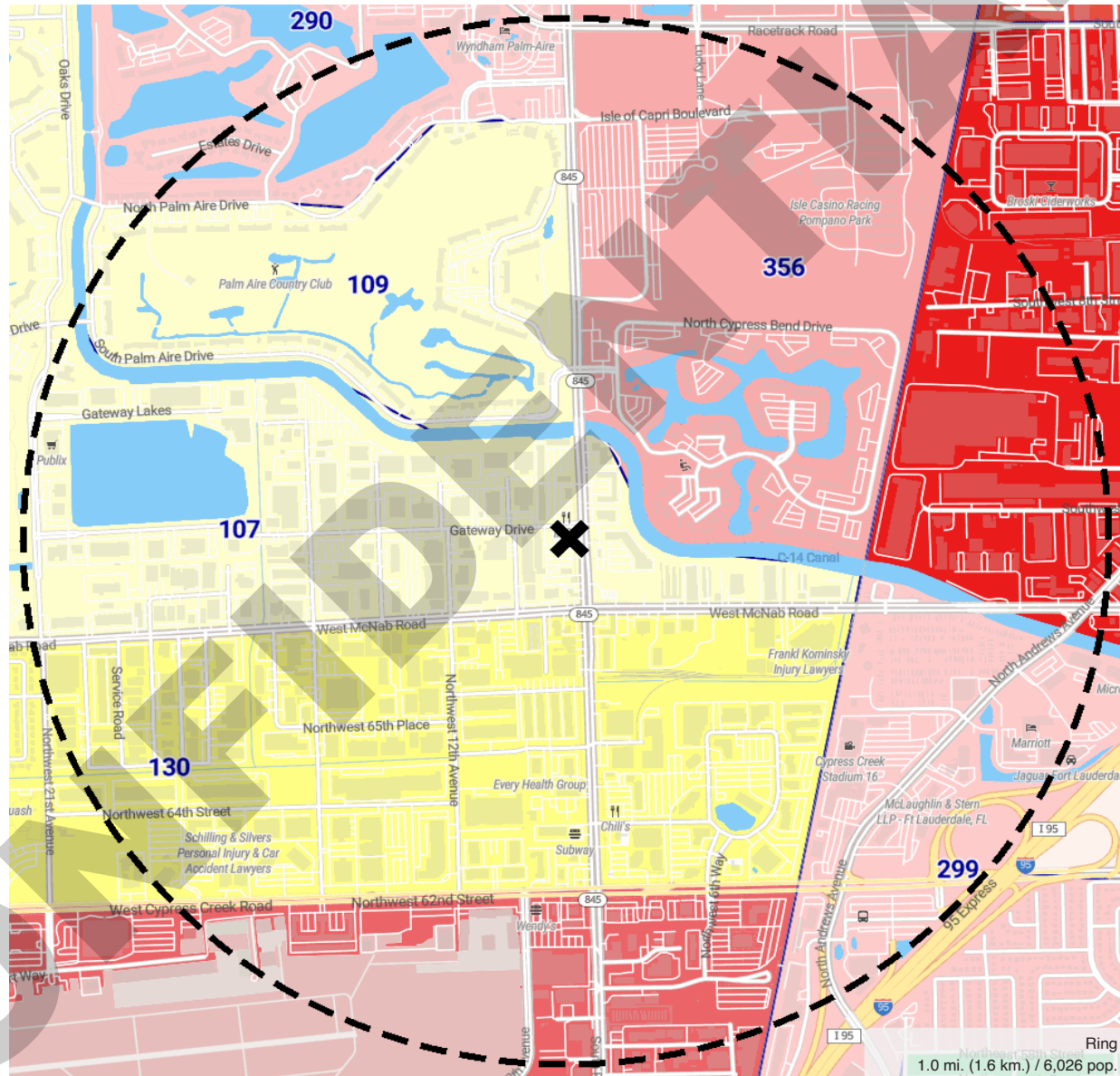
Homicide	342
Rape	154
Robbery	406
Aggravated Assault	355
Simple Assault	394

CRIMES AGAINST PROPERTY 388

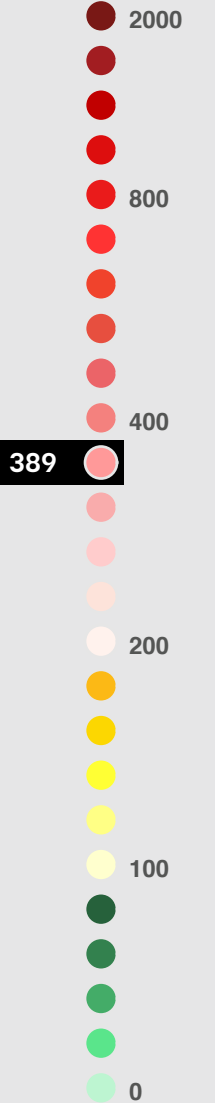
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CRIMES AGAINST SOCIETY 415

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CAP SCORE SCALE



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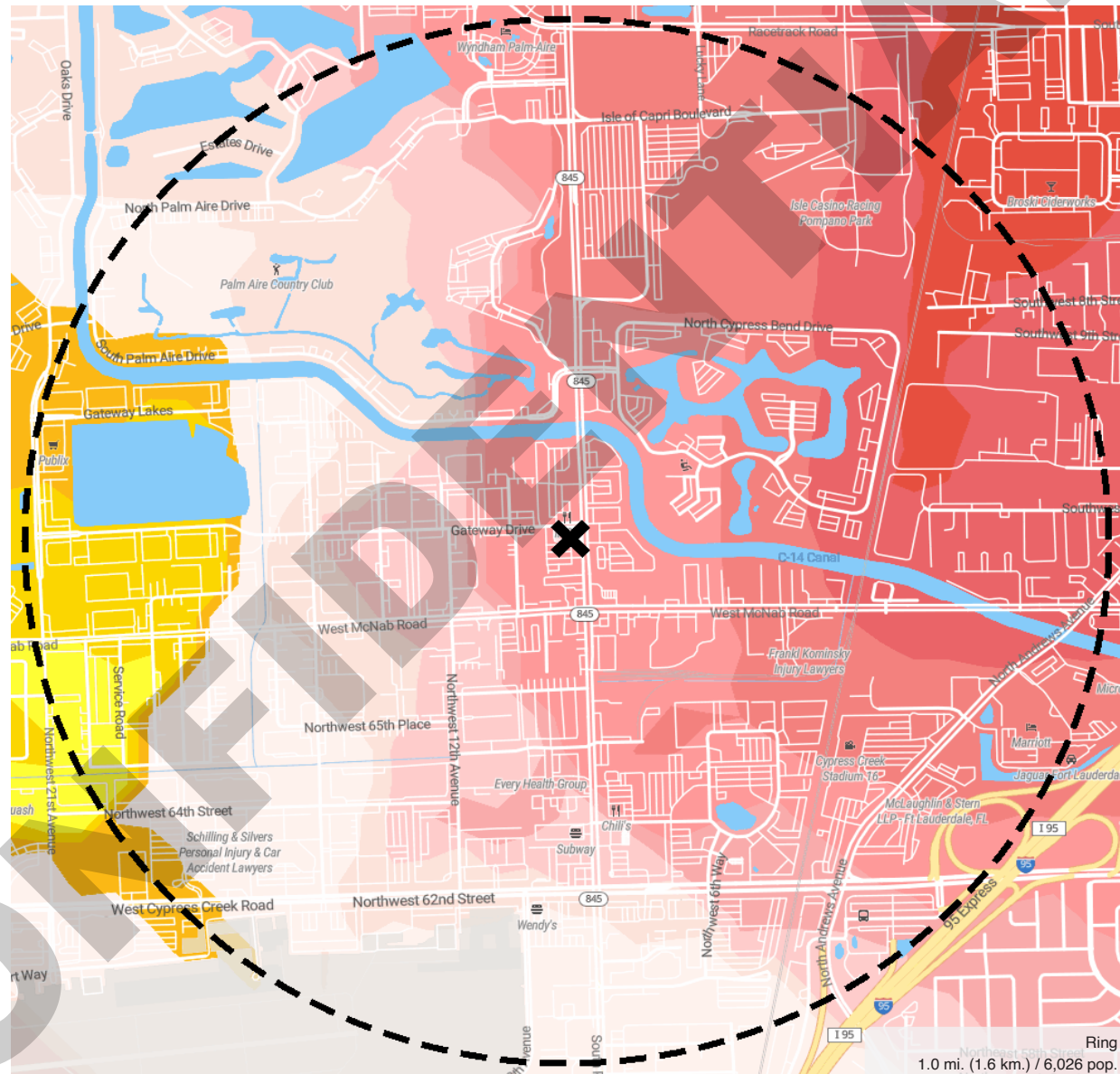
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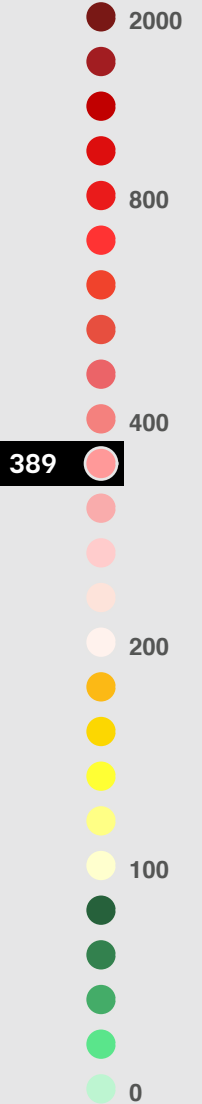
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CAP SCORE SCALE



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ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	363	389	364	377	405	377	265	277	262
CRIMES AGAINST PERSONS	328	348	332	357	390	359	256	271	255
Homicide	326	342	332	550	592	572	349	359	353
Rape	172	154	163	311	286	290	243	220	224
Robbery	397	406	398	566	584	574	342	340	335
Aggravated Assault	341	355	339	330	341	327	245	249	241
Simple Assault	406	394	407	306	295	302	242	232	238
CRIMES AGAINST PROPERTY	407	388	389	363	347	341	270	255	254
Burglary	415	393	408	412	393	400	306	287	294
Larceny	409	391	392	332	316	312	254	239	238
Motor Vehicle Theft	285	273	290	357	346	360	233	223	232
Vandalism	319	303	320	344	331	343	253	241	248
CRIMES AGAINST SOCIETY	430	415	404	342	320	308	317	301	291
Disorderly Conduct	363	354	332	395	387	368	291	279	265
Drug Offenses	413	395	381	310	286	271	325	307	292
Trespassing	577	564	564	518	501	499	356	339	337
Vagrancy & Loitering	559	585	585	438	449	455	198	200	203

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FALL 2025 NATIONAL CRIME RISK SCORES

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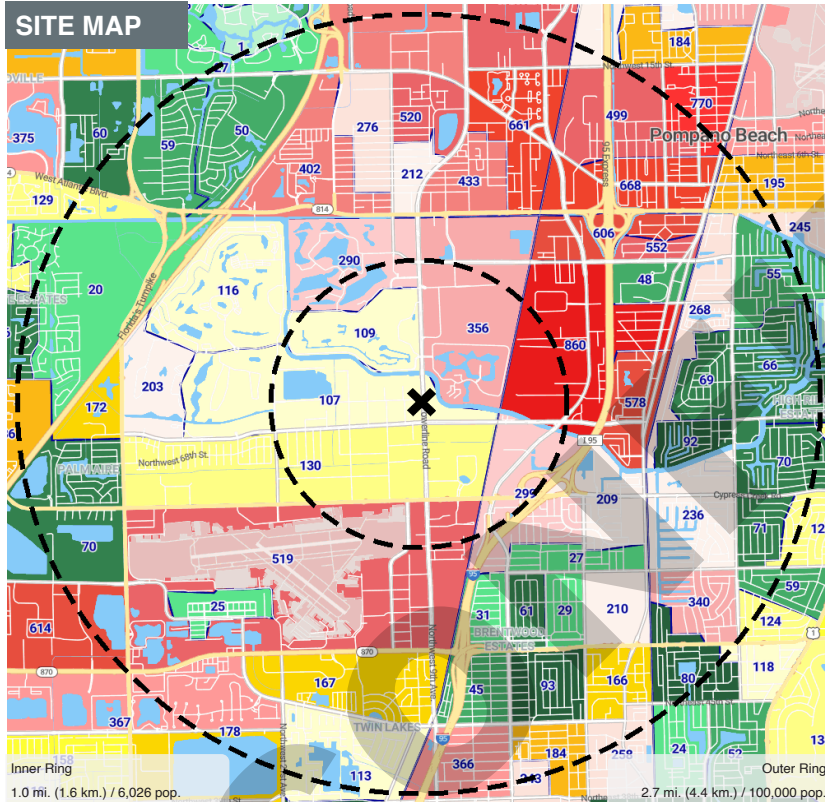
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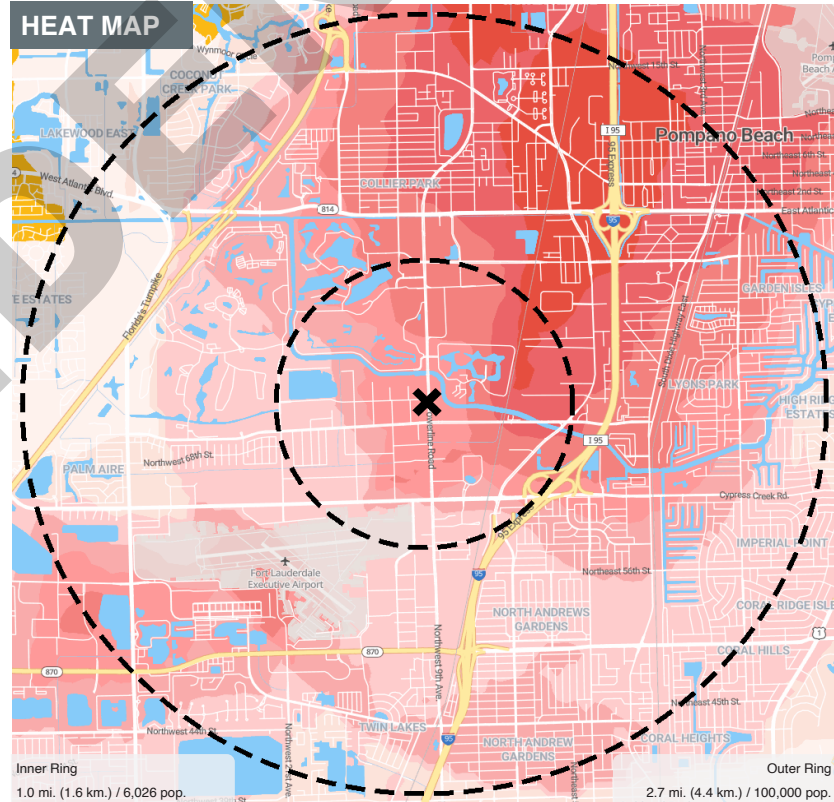
CAP SCORE SCALE



SITE MAP



HEAT MAP



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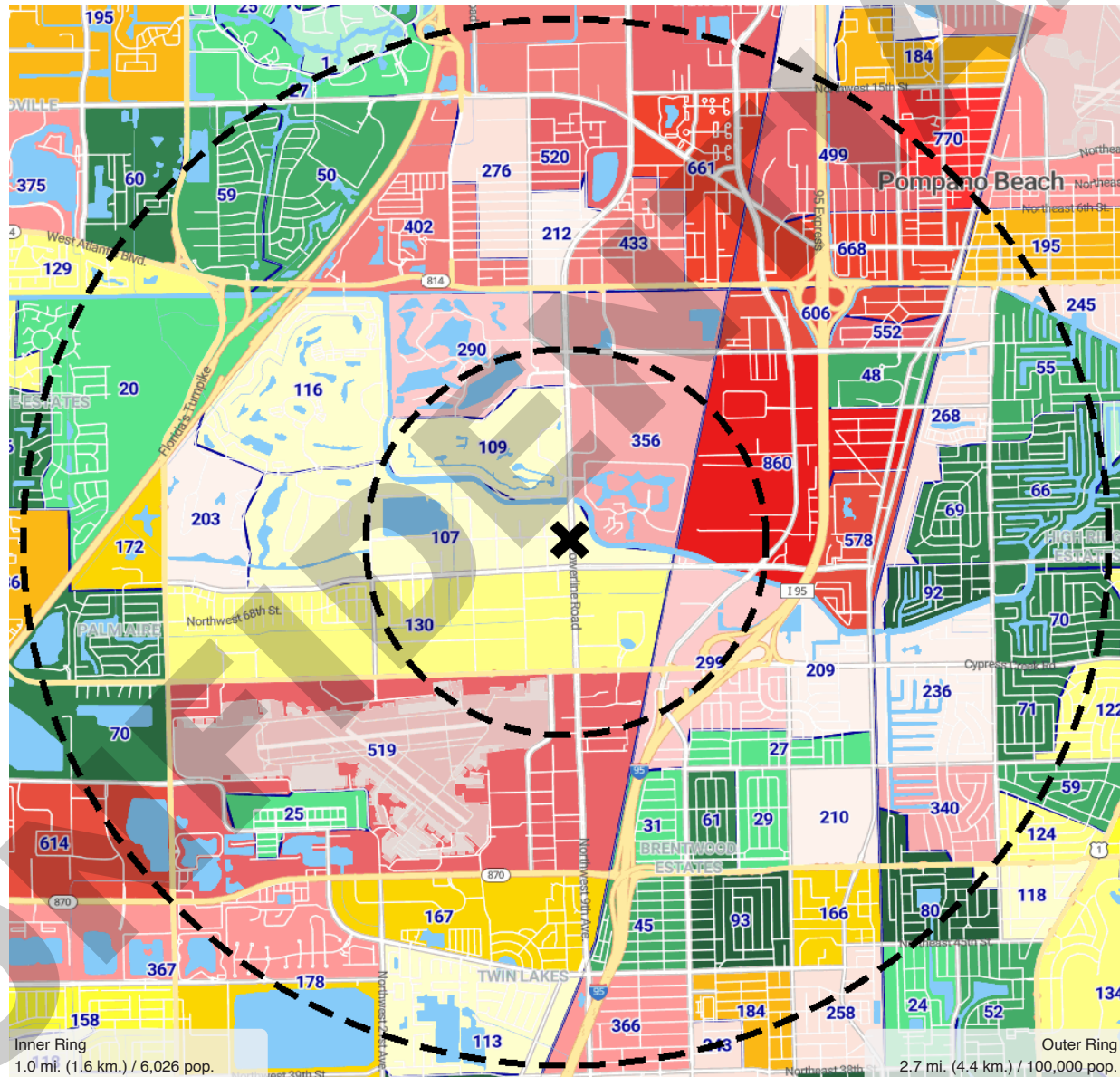
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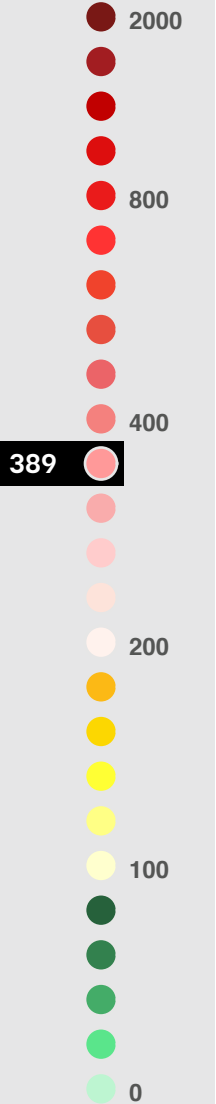
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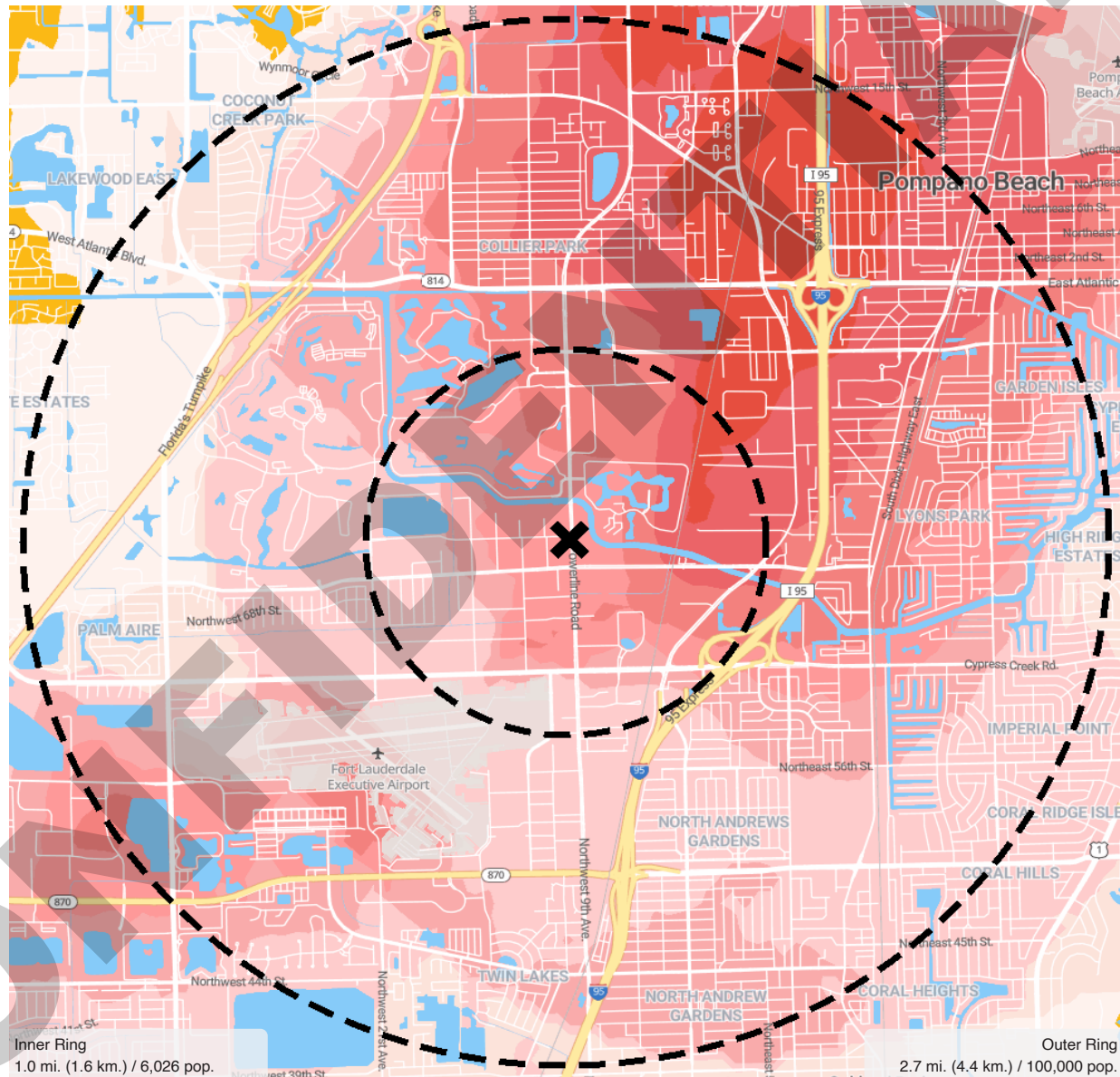
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Simple Assault	394

CRIMES AGAINST PROPERTY 388

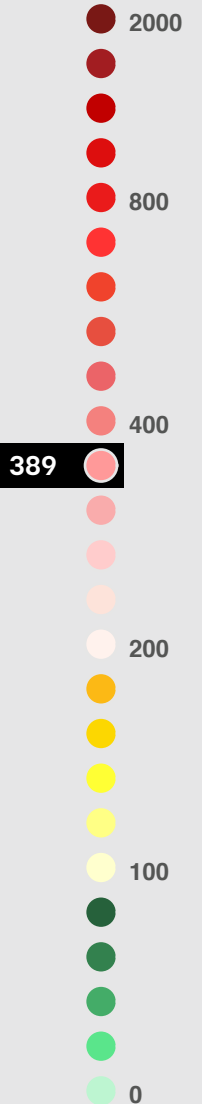
Burglary	393
Larceny	391
Motor Vehicle Theft	274
Vandalism	303

CRIMES AGAINST SOCIETY 415

Disorderly Conduct	381
Drug Offenses	395
Trespassing	722
Vagrancy & Loitering	773



CAP SCORE SCALE



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	363	389	364	377	405	377	265	277	262
CRIMES AGAINST PERSONS	328	348	332	357	390	359	256	271	255
Homicide	363	381	369	613	659	636	389	400	392
Rape	178	164	178	322	304	317	251	234	245
Robbery	397	406	398	566	584	574	342	340	335
Aggravated Assault	343	357	339	332	343	327	247	250	241
Simple Assault	406	394	407	306	295	302	242	232	238
CRIMES AGAINST PROPERTY	407	388	389	363	347	341	270	255	254
Burglary	415	393	408	412	393	400	306	287	294
Larceny	413	391	398	335	316	317	257	239	241
Motor Vehicle Theft	286	274	291	358	348	361	234	224	233
Vandalism	319	303	320	344	331	343	253	241	248
CRIMES AGAINST SOCIETY	430	415	404	342	320	308	317	301	291
Disorderly Conduct	389	381	369	424	417	409	311	300	295
Drug Offenses	413	395	381	310	286	271	325	307	292
Trespassing	710	722	718	637	641	635	438	433	429
Vagrancy & Loitering	738	773	763	578	593	594	261	264	265

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

402

THE CRIME RISK AT THIS SITE IS 4.02
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	357	CRIMES AGAINST PROPERTY	338	CRIMES AGAINST SOCIETY	409
Homicide	426	Burglary	336	Disorderly Conduct	347
Rape	180	Larceny	339	Drug Offenses	396
Robbery	429	Motor Vehicle Theft	267	Trespassing	691
Aggravated Assault	362	Vandalism	266	Vagrancy & Loitering	811
Simple Assault	381				

CAP SCORE SCALE

2000

1800

1600

1400

1200

1000

800

600

400

200

100

50

25

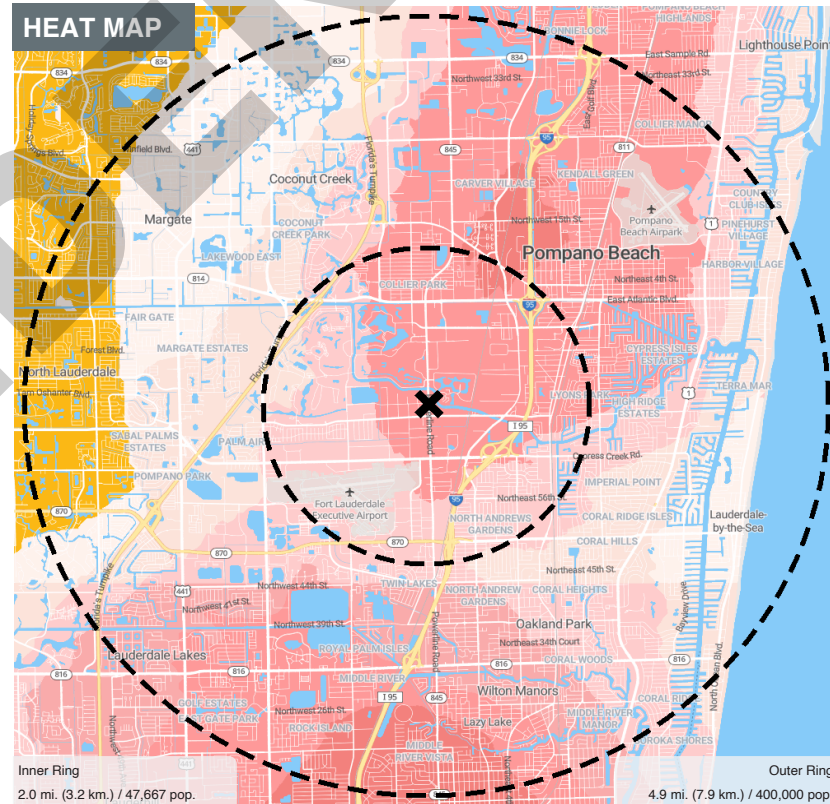
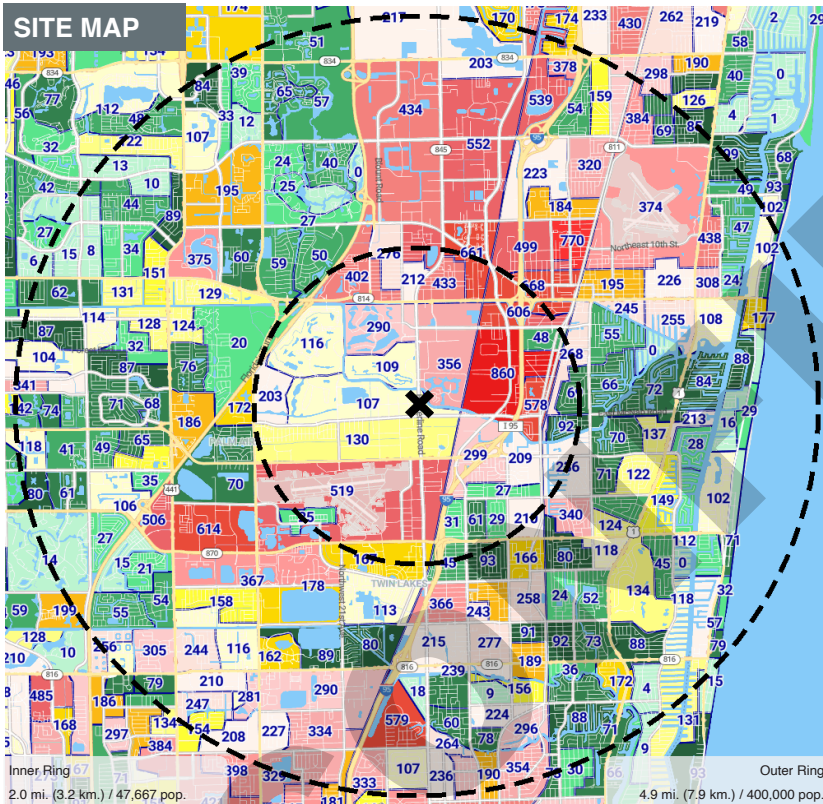
10

5

2

1

0



402

400

200

100

0

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

402

THE CRIME RISK AT THIS SITE IS 4.02
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 357

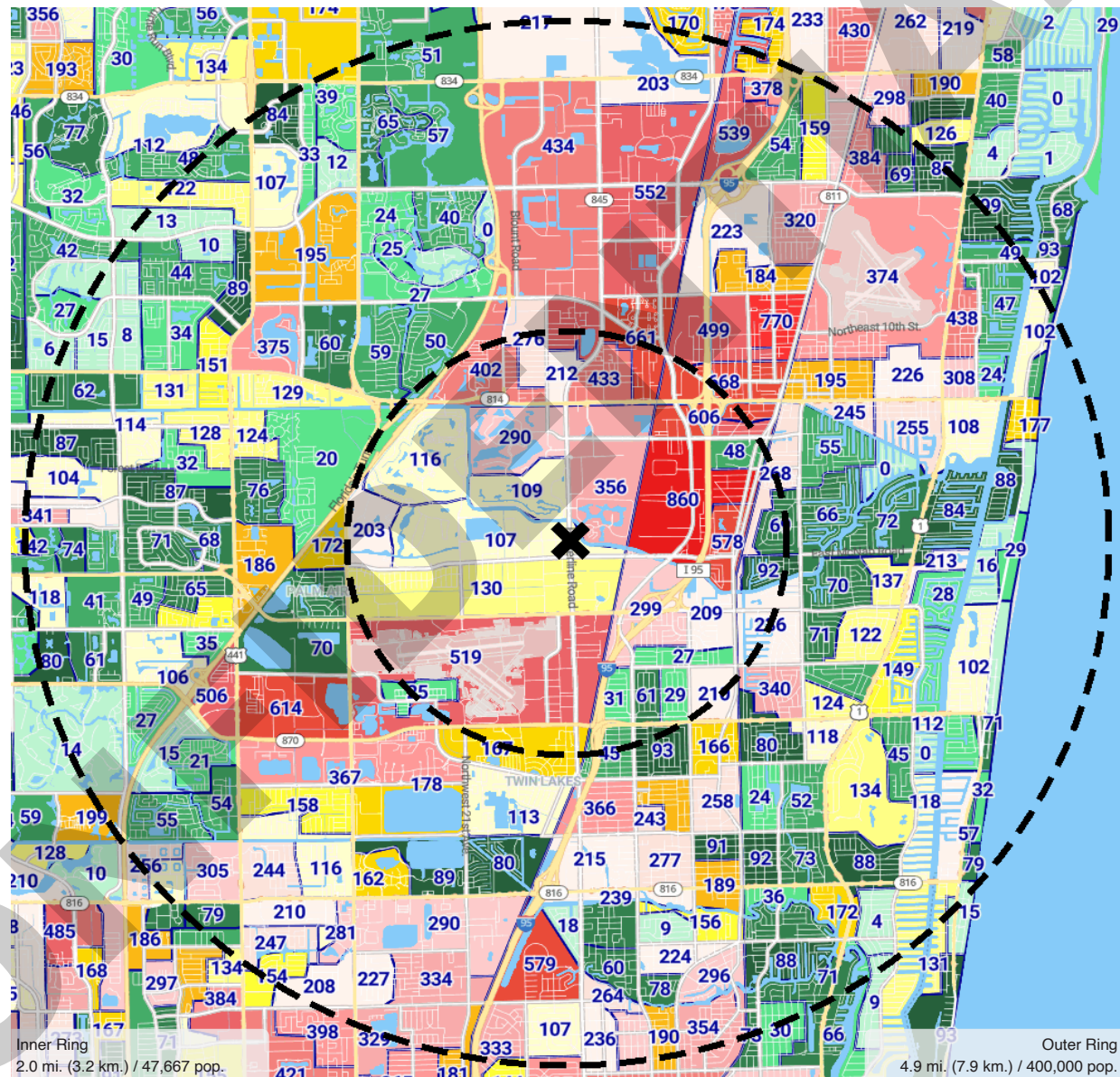
Homicide	426
Rape	180
Robbery	429
Aggravated Assault	362
Simple Assault	381

CRIMES AGAINST PROPERTY 338

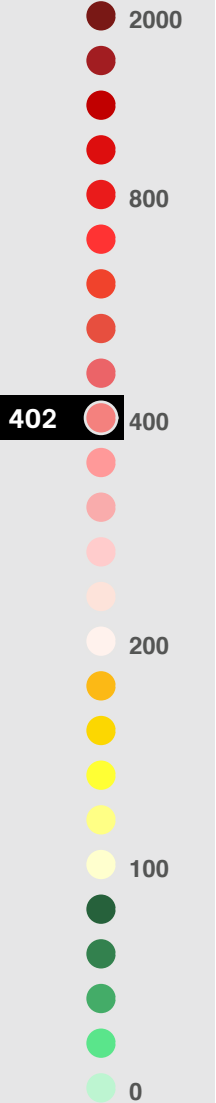
Burglary	336
Larceny	339
Motor Vehicle Theft	267
Vandalism	266

CRIMES AGAINST SOCIETY 409

Disorderly Conduct	347
Drug Offenses	396
Trespassing	691
Vagrancy & Loitering	811



CAP SCORE SCALE



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

402

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CRIMES AGAINST PERSONS 357

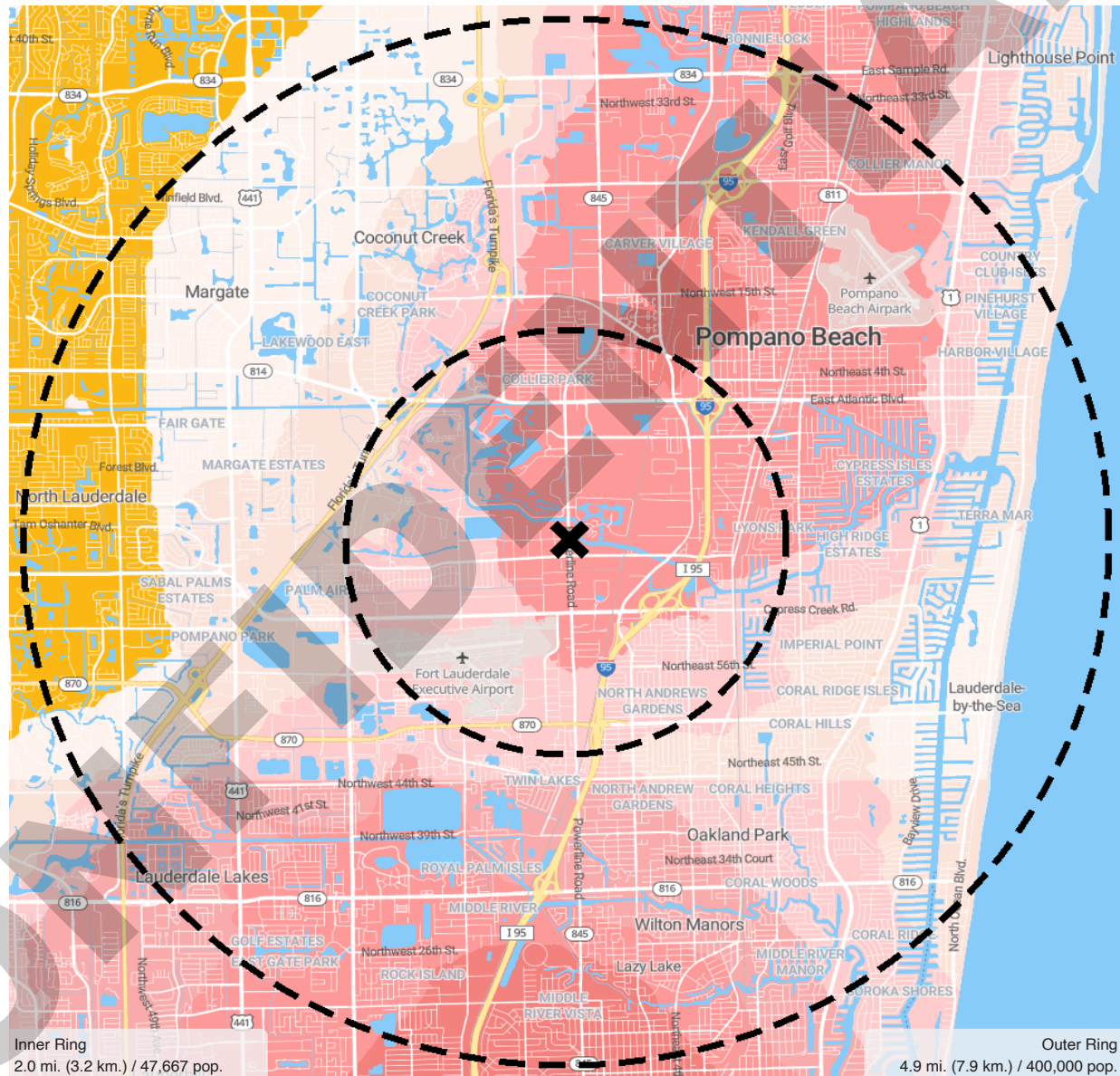
Homicide	426
Rape	180
Robbery	429
Aggravated Assault	362
Simple Assault	381

CRIMES AGAINST PROPERTY 338

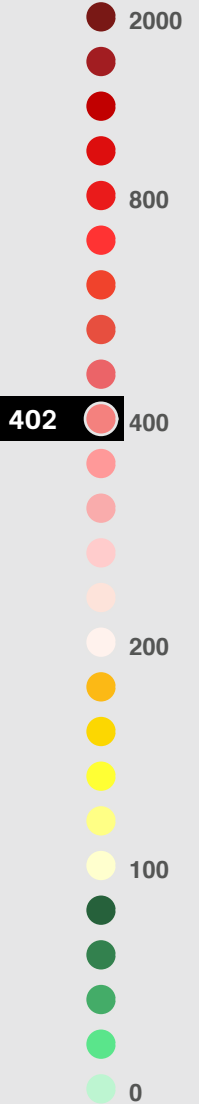
Burglary	336
Larceny	339
Motor Vehicle Theft	267
Vandalism	266

CRIMES AGAINST SOCIETY 409

Disorderly Conduct	347
Drug Offenses	396
Trespassing	691
Vagrancy & Loitering	811



CAP SCORE SCALE



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	387	402	391	402	419	405	283	287	281
CRIMES AGAINST PERSONS	345	357	353	376	400	381	270	278	271
Homicide	406	426	416	685	737	717	435	447	442
Rape	188	180	190	340	334	338	266	257	261
Robbery	413	429	415	589	617	598	356	359	350
Aggravated Assault	349	362	350	338	348	337	251	254	249
Simple Assault	388	381	394	293	285	292	231	225	231
CRIMES AGAINST PROPERTY	345	338	340	308	302	298	229	222	222
Burglary	346	336	340	343	336	334	255	245	245
Larceny	351	339	345	285	274	275	218	207	209
Motor Vehicle Theft	271	267	279	339	339	347	221	219	223
Vandalism	275	266	283	296	290	303	218	211	220
CRIMES AGAINST SOCIETY	417	409	404	332	315	308	307	296	291
Disorderly Conduct	349	347	352	380	379	390	279	273	281
Drug Offenses	405	396	386	304	287	275	318	307	296
Trespassing	671	691	693	602	614	613	414	415	414
Vagrancy & Loitering	778	811	796	609	622	619	275	277	276

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

344

THE CRIME RISK AT THIS SITE IS 3.44
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	304	CRIMES AGAINST PROPERTY	342	CRIMES AGAINST SOCIETY	350
Homicide	482	Burglary	311	Disorderly Conduct	294
Rape	164	Larceny	378	Drug Offenses	346
Robbery	362	Motor Vehicle Theft	285	Trespassing	599
Aggravated Assault	332	Vandalism	252	Vagrancy & Loitering	695
Simple Assault	340				

CAP SCORE SCALE

2000

1800

1600

1400

1200

1000

800

600

400

200

0

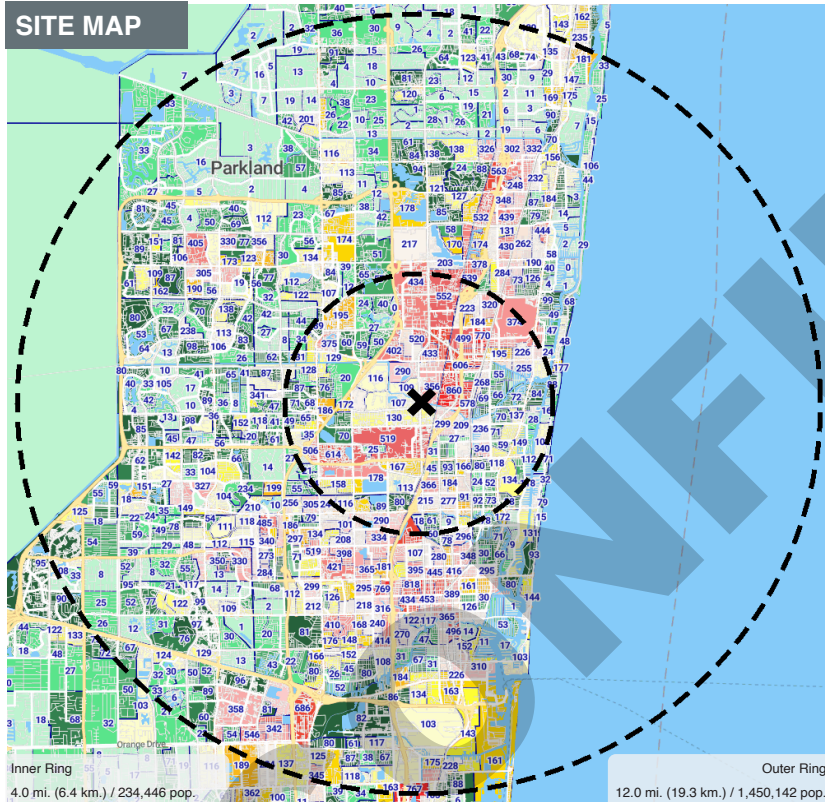
344

200

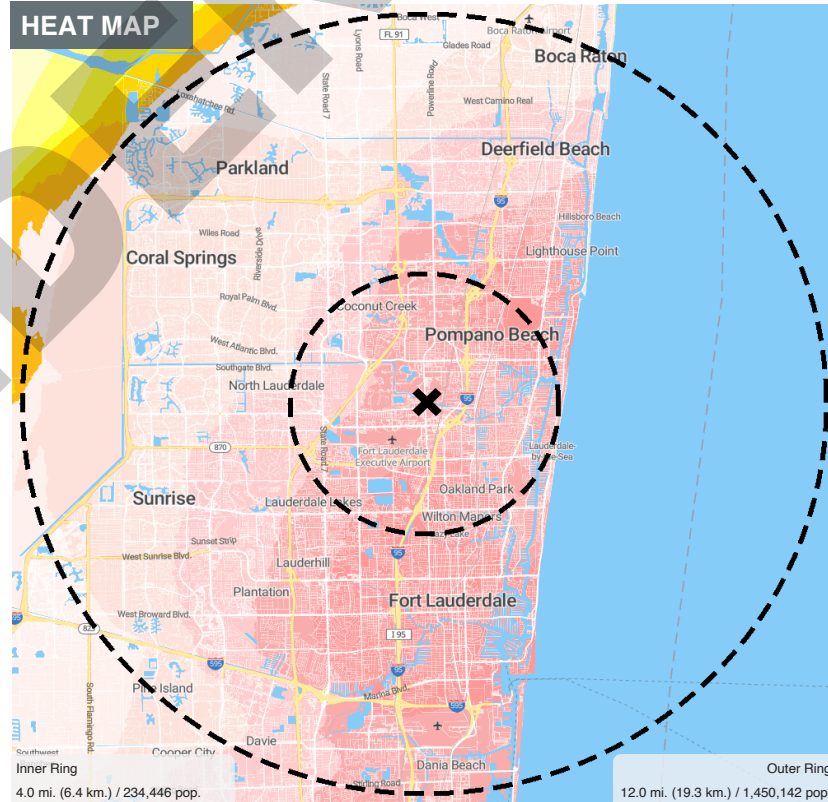
100

0

SITE MAP



HEAT MAP



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

344

THE CRIME RISK AT THIS SITE IS 3.44
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 304

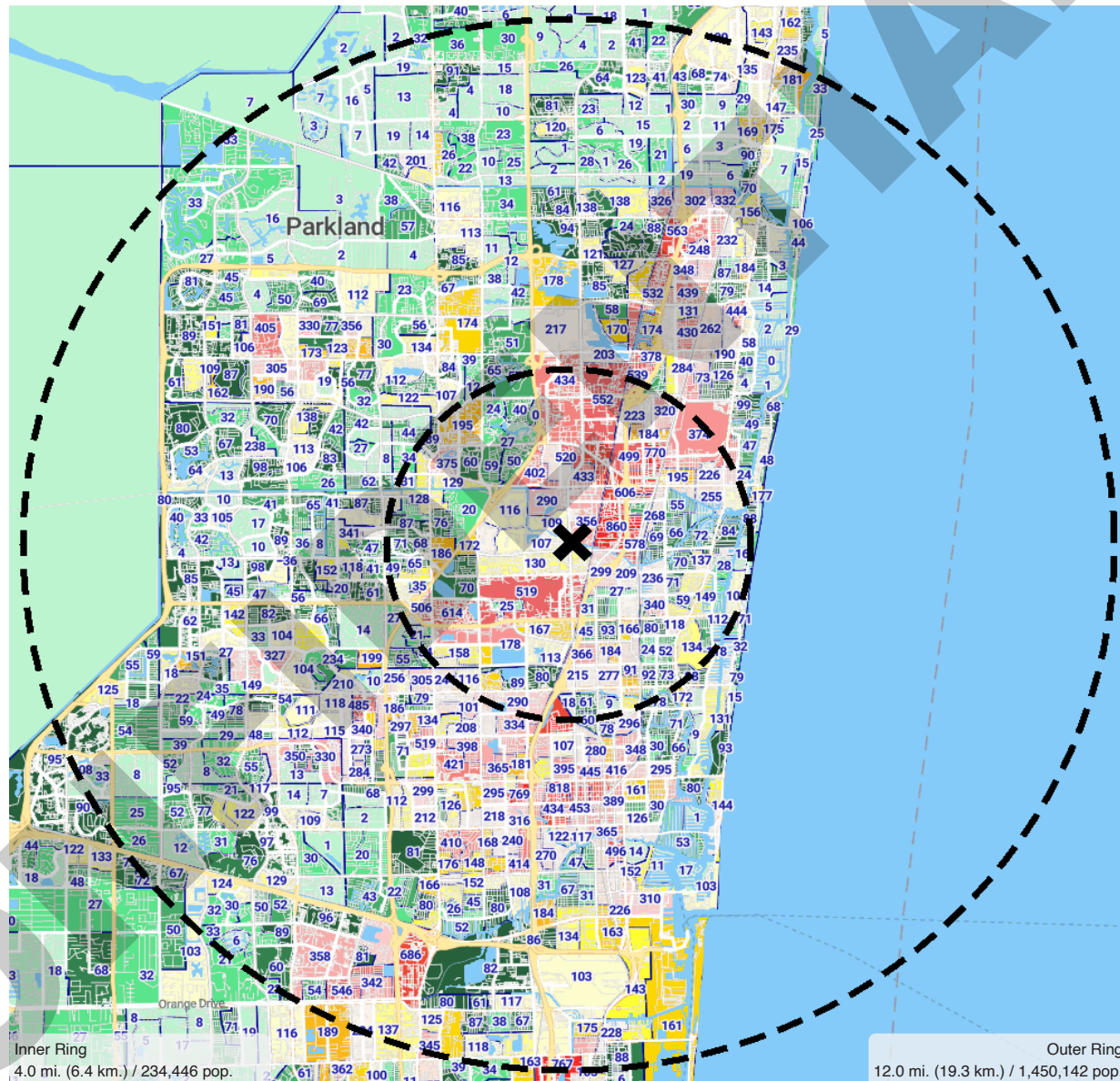
Homicide	482
Rape	164
Robbery	362
Aggravated Assault	332
Simple Assault	340

CRIMES AGAINST PROPERTY 342

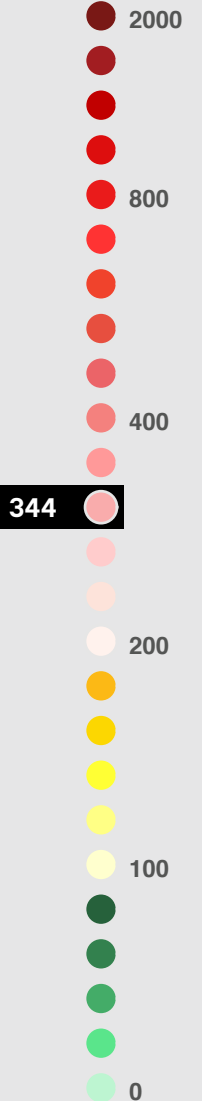
Burglary	311
Larceny	378
Motor Vehicle Theft	285
Vandalism	252

CRIMES AGAINST SOCIETY 350

Disorderly Conduct	294
Drug Offenses	346
Trespassing	599
Vagrancy & Loitering	695



CAP SCORE SCALE



344

200

100

0

Outer Ring
12.0 mi. (19.3 km.) / 1,450,142 pop.Inner Ring
4.0 mi. (6.4 km.) / 234,446 pop.

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

344

THE CRIME RISK AT THIS SITE IS 3.44
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 304

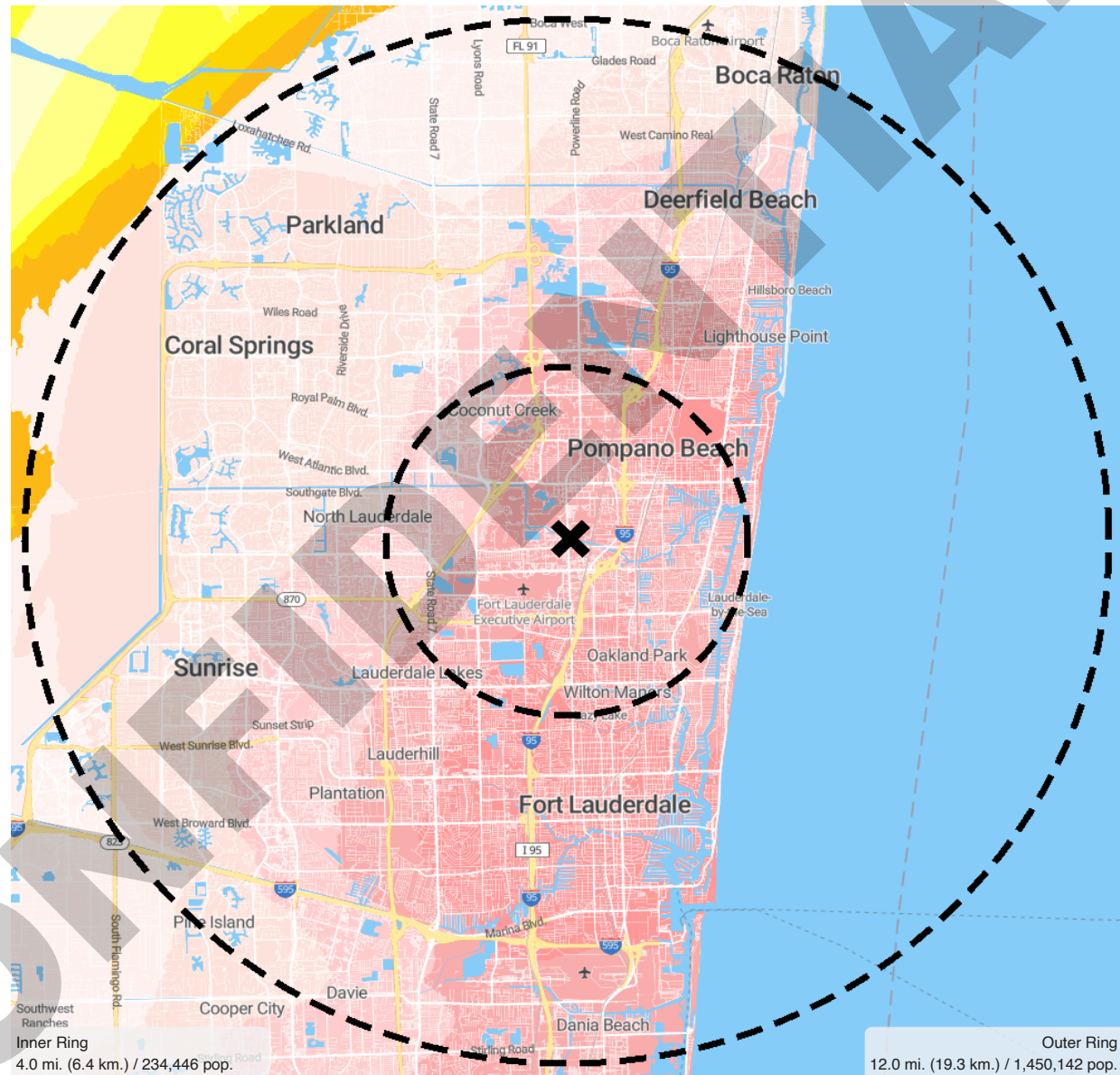
Homicide	482
Rape	164
Robbery	362
Aggravated Assault	332
Simple Assault	340

CRIMES AGAINST PROPERTY 342

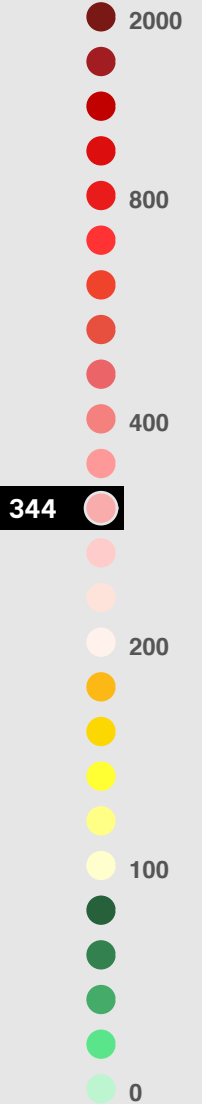
Burglary	311
Larceny	378
Motor Vehicle Theft	285
Vandalism	252

CRIMES AGAINST SOCIETY 350

Disorderly Conduct	294
Drug Offenses	346
Trespassing	599
Vagrancy & Loitering	695



CAP SCORE SCALE



SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, POMPANO BEACH, FL 33069













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GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	332	344	337	345	359	349	243	245	243
CRIMES AGAINST PERSONS	300	304	303	327	341	327	235	236	233
Homicide	458	482	465	773	834	801	491	506	495
Rape	170	164	173	307	304	308	240	234	238
Robbery	347	362	352	495	521	508	299	303	297
Aggravated Assault	330	332	324	320	319	312	238	233	231
Simple Assault	351	340	341	265	255	253	209	200	200
CRIMES AGAINST PROPERTY	351	342	356	313	306	312	233	225	232
Burglary	320	311	324	317	311	318	236	227	233
Larceny	389	378	392	316	305	312	242	231	238
Motor Vehicle Theft	294	285	299	368	362	371	240	233	239
Vandalism	260	252	263	280	275	281	206	200	204
CRIMES AGAINST SOCIETY	355	350	344	282	270	262	261	254	248
Disorderly Conduct	303	294	294	330	321	326	243	231	235
Drug Offenses	351	346	336	264	251	239	276	269	258
Trespassing	576	599	600	517	532	531	355	360	359
Vagrancy & Loitering	682	695	697	534	533	542	241	237	242

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, 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 2.7 MI./4.4 KM.	MAX-6 COUNT WITHIN 4.9 MI./7.9 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
 Highway Entrances & Exits	0.0/0.0	48	407	1,058	3,456
 Rail, Subway, & Train Stations	0.9/1.4	1	1	2	7
Government/Medical POIs					
 Detention Facilities	2.0/3.2	0	4	6	8
 Fire Stations	1.2/1.9	0	5	25	82
 Hospitals	1.8/2.9	0	1	5	18
 Police Stations	1.9/3.1	0	2	9	28
Other POIs					
 Bars & Nightclubs	0.1/0.2	2	10	83	219
 Beer, Wine, & Liquor Stores	0.3/0.5	3	13	57	151
 Casinos	0.5/0.8	1	1	2	7
 Check Cashing Locations	0.2/0.3	11	33	106	400
 Convenience Stores & Gas Stations	0.1/0.2	5	55	164	465
 Homeless Shelters & Food Banks	1.0/1.6	1	2	6	14
 Pawn Shops	0.2/0.3	2	13	38	65

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.

SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, 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	6,026	100,651	401,686	1,455,031	337,643,652
Per Square Mile	4,184.8	4,517.9	5,605.0	5,089.0	95.6
% Change	5.5%	2.7%	2.2%	3.2%	3.0%
By Age Group					
% 0-14	10.3%	17.0%	15.7%	16.0%	17.3%
% 15-17	1.6%	3.1%	3.0%	3.2%	3.7%
% 18-24	4.1%	7.1%	7.0%	8.0%	9.6%
% 25-44	24.8%	27.3%	25.7%	25.6%	26.4%
% 45-64	28.1%	25.5%	26.6%	26.2%	24.4%
% 65+	31.2%	19.8%	22.0%	20.9%	18.6%
By Marital Status (Age 15+)					
% Never Married	33.7%	37.5%	36.4%	34.3%	34.2%
% Married, Spouse Present	39.8%	35.3%	35.2%	40.0%	45.4%
% Married, Spouse Absent	5.7%	8.5%	7.7%	6.1%	4.3%
% Divorced	13.1%	12.8%	14.2%	13.4%	10.6%
% Widowed	7.7%	6.0%	6.6%	6.2%	5.5%
By Education Level (Age 25+)					
% Less than 9th Grade	3.7%	6.6%	5.9%	4.6%	4.7%
% Some High School, No Diploma	4.1%	7.8%	7.7%	6.0%	5.9%
% High School Graduate (including equivalent)	26.9%	28.6%	28.1%	25.4%	26.3%
% Some College, No Degree	16.7%	18.8%	18.2%	17.5%	19.3%
% Associate's Degree	5.9%	7.7%	8.8%	9.5%	8.8%
% Bachelor's Degree	24.0%	19.2%	19.8%	23.1%	21.3%
% Graduate Degree	18.7%	11.4%	11.6%	14.0%	13.8%

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SITE NAME: GRIGGS CAR WASH

ADDRESS: 1401 SW 26 AVE, 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	3,350	41,741	168,532	586,984	129,687,464
Avg. People per HH	1.8	2.4	2.4	2.5	2.6
Median Value of Owner-Occupied Housing Units	\$252,992	\$431,620	\$460,094	\$533,195	\$439,069
% Renter-Occupied Housing Units	32.5%	47.1%	42.0%	40.4%	36.6%
Housing Units by Structure Type					
% 1 Unit Detached	2.8%	35.5%	33.4%	36.7%	61.5%
% 1 Unit Attached	0.5%	5.2%	6.3%	8.3%	6.1%
% 2+ Units	94.6%	56.6%	58.2%	52.5%	26.5%
% Mobile Home	2.2%	2.6%	2.1%	2.5%	5.9%
% Other Type	0.0%	0.1%	0.0%	0.1%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	7.3%	10.0%	9.0%	7.9%	8.5%
% 1 Vehicle	63.5%	45.8%	47.2%	42.9%	33.4%
% 2+ Vehicles	29.2%	44.3%	43.8%	49.2%	58.2%

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

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Employment / Income Data					
Median HH Income	\$57,846	\$66,600	\$67,480	\$80,653	\$88,229
% of Families Below Poverty Level	10.2%	13.2%	12.8%	10.2%	8.9%
% of Population Unemployed (Age 16+)	4.4%	4.1%	3.6%	3.3%	2.9%
Workers by Means of Transport (Age 16+)					
% Work at Home	24.0%	11.1%	11.2%	13.5%	13.3%
% Walk	0.2%	1.2%	1.4%	1.4%	2.4%
% Bicycle	0.5%	0.9%	0.7%	0.5%	0.4%
% Carpool	13.7%	12.2%	10.8%	9.5%	8.5%
% Drive Alone	54.7%	66.3%	68.6%	69.0%	69.3%
% Public Transport	1.8%	2.9%	2.8%	2.0%	3.3%
% Other	3.1%	3.3%	2.8%	2.3%	1.5%

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ABOUT CRIMECAST SCORING

CRIMECAST
PREMIUMPLUS

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.



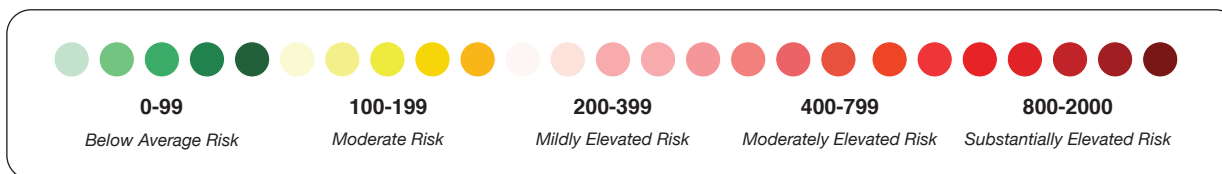
SCORING METHODOLOGIES

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 majority of the weight. The outer part of the sphere considers more distant avenues of vulnerability and receives a minority of the weight.

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

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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