



April 17th 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 Major Site Plan (Atlantic One @ 1800 E Atlantic Boulevard, Folios 484236012970, 484236012900, & 484236012990)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing COLLIER ATLANTIC BLVD LLC in pursuit of CPTED Security Plan approval for a Major Site Plan proposed at the above-referenced property. The subject property is 215,305 sq. ft. (4.94 acres) and is located on the south side of East Atlantic Boulevard, on the west and east sides of SE 18th Avenue (refer to **Exhibit "A"** location map included with this narrative). The property will be developed as a mixed-use project with 303 dwelling units and 6,627 sq. ft. of retail space.

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

2023 CAP INDEX SCORES	
MAX-1 (1-mile radius)	162 (1.62 times the national average of 100)
MAX-3 (3-mile radius)	369 (3.69 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)	549 (5.49 times the national average of 100)

For all study areas, Crimes Against Property indicate to be the most reported of all crimes. See below for a Top Crimes breakdown, by study area radius.

TOP CRIMES COMMITTED, PER STUDY AREA			
MAX-1	MAX-3	MAX-6	MAX-12
Crimes Against Property (burglary, larceny, motor vehicle theft)	Crimes Against Property (burglary, larceny, motor vehicle theft)	Crimes Against Property (burglary, larceny, motor vehicle theft)	Crimes Against Property (burglary, larceny, motor vehicle theft)
308 total	349 total	442 total	772 total

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

PROJECTIONS IN CAP INDEX FOR BROWARD COUNTY, PER STUDY AREA			
MAX-1	MAX-3	MAX-6	MAX-12

Increase from 106 to 124	Increase from 241 to 243	Decrease from 278 to 273	Decrease from 358 to 352
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The projections indicate the CAP Index score will increase within an area 1-3 miles of this project, making CPTED a necessity for the success of this project. Based on projections, future crimes include the same crimes against property, but also include burglary and rape (crimes against persons). A CPTED plan has been drafted to incorporate several CPTED principles and techniques to deter crime, utilizing the icons shown in this narrative for each principle. The icons correspond to a location on the plan where the principle and technique is being applied.

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

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



- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Public parking spaces are naturally surveilled by ground floor level windows of buildings
- Public parking spaces are naturally surveilled by visitors and public activity
- Windows on 2nd level and above levels face the street, as well as interior to the parking areas open to the sky providing natural surveillance
- Private plaza locations are adjacent to public parking areas and public sidewalks
- 180-degree wide angle peephole door viewers are included in all residential unit doors
- Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use carefully-focused bright soft lights with shielded fixtures
- Security Motion Sensor Lighting will be utilized in plazas, areas that have features or designs such as an overhang, or any other obstructive feature
- Reinforced security window viewers are included in all exterior building and management/security office doors
- Late-night business will be in compliance with the City of Pompano Beach ordinance 115.26(F) and will maintain a video or security camera system that:
 - Will be in operation at all times;
 - Will be readily viewable and accessible by employees;
 - At least one camera will be recording the interior of the business;
 - At least one camera will be recording any parking areas; and
 - All recordings must be retained and available to police for a period of 72 hours from the date of recording

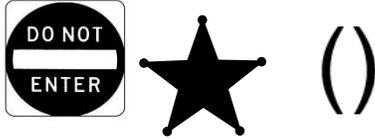
PRINCIPLE #2 – ACCESS CONTROL



- Public and private open spaces will be fenced separately

- Fencing for the pool adjacent to the street will be CPTED-style to prevent climbing
- Access gates are included in the parking lot, separating visitor parking from private resident parking.
- Balcony railings are designed as open-style (not solid or opaque), less than 42 inches high
- Entrances to the site are designed to be defined with paving changes, landscaping, and signage
- Late-night business will be in compliance with the City of Pompano Beach ordinance 115.26(F) regarding window signage. All window signage will allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area.
- 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.
- All trees will be cleared of branches and leaves to allow proper visibility up to a minimum of 8 feet from grade.
- Lighting locations will avoid shrub and tree shading
- Landscaping around site edges is designed to avoid conflict with natural surveillance from public streets or any buildings
- Latch Access Control System will be installed at building entrances (<https://www.latch.com/>)
- Wayfinding & Instructional Signage must be prominently displayed & posted where necessary
- All exterior doors must have non-removable door hinge pins
- Include anti-pry robust security bar device (Charlie Bar) on any ground & second level sliding glass doors
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control
- Trash rooms must be equipped with 24/7 lighting or a secured motion sensor photocell lighting system
- Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind.
- Key security office / room / key storage closet door must have an alarm and robust mechanical locking system
- All New & Existing automatic vehicle entry gates shall be equipped with the Click2Enter (C2E) Universal Access System for Fire Rescue & Law Enforcement immediate access in cases of emergency (<https://www.click2enter.net/index.asp>)

PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)



- Main entrances to parking areas are delineated by different pavement treatment, signage and striping
- Private plazas have different treatment from public sidewalks
- Property will subscribe to the Broward Sheriff's No Trespass Program. Refer to CPTED Plan for signage locations - Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines Secure robustly using sturdy fasteners at all corners to help prevent vandalism
- Access control in the form of gates separate public and visitor areas from private areas
- Lights will be provided near unit doorways and site lighting will cover exterior door areas.
- Reinforced hurricane windows and doors are used
- 180-degree wide angle viewers are included for all exterior doors
- Property edges are defined with low landscaping
- Building entrances will be enhanced with architectural elements, lighting and landscaping
- Buildings and residential units will be identified using street numbers that are a minimum of 3 inches high and light during nighttime hours
- Mailboxes will be individually-locking
- Exterior furnishings selected will discourage loitering, gathering, or sleeping, and will be located in visibly open areas
- Private open space will be fenced
- Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.
- Parking spaces will be clearly and individually marked and assigned for owners/ authorized guests use only.
- Tow away and unauthorized signage will be provided in the parking areas.
- Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

PRINCIPLE #4 –MAINTENANCE (Broken Window Theory)



- Impact glass is used for all exterior windows
- All common areas will be maintained to high standards, including entrances, signage, amenity areas, 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

- Exterior bench seating for public use should be CPTED-oriented to include spacers / dividers / arm rests or preferably use a single seat design to deter unintended excessive loitering, trespassing, lying down, sleeping, vagrancy, etc.
- 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.
- Ensure 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.
- If there is to be an onsite leasing / management / security office occupied by employee staff members, please ensure to install a fixed concealed silent panic duress alarm AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant.

PRINCIPLE #5 – ACTIVITY SUPPORT



- Walkways around the perimeter encourage activity throughout the site
- On street parking provides active site perimeters
- Sidewalk placement is adjacent to public parking, which increases activity along most of the project perimeters
- Private plazas located adjacent to public parking and public sidewalks also increase activity and natural surveillance
- Open spaces are centrally-located, promoting usage and visibility.
- Pool area has building windows facing the area, providing natural surveillance.
- Exterior bench seating for public use should be CPTED-oriented to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

ELECTRONIC SURVEILLANCE

- 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 (under building coverage and open to the sky) as well as private plazas and outdoor amenity areas
- Site entrances have 2 camera locations oriented to capture the front and rear of vehicles entering and exiting
- Electronic surveillance will capture parking areas within the garage and areas open to the sky
- 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.
- Trash rooms must be covered by with video surveillance.
- Elevators at to be access controlled by 1st floor FOB, electronic surveillance, and a panic button.
- Key security office / room / key storage closet must be covered by electronic surveillance
- Building Wi-Fi system 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
- An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

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



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

Attachment: CrimeCast Report

EXHIBIT "A"



Parcel Id: [484236012970](#)

Owner: COLLIER ATLANTIC BLVD LLC

Situs SE 17 AVE POMPANO BEACH FL
Address: 33060

Parcel Id: [484236012900](#)

Situs 1800 E ATLANTIC BLVD POMPANO
Address: BEACH FL 330606755

Parcel Id: [484236012990](#)

Situs SE 18 AVE POMPANO BEACH FL
Address: 33060



GENERATED FOR: CAP INDEX, INC.

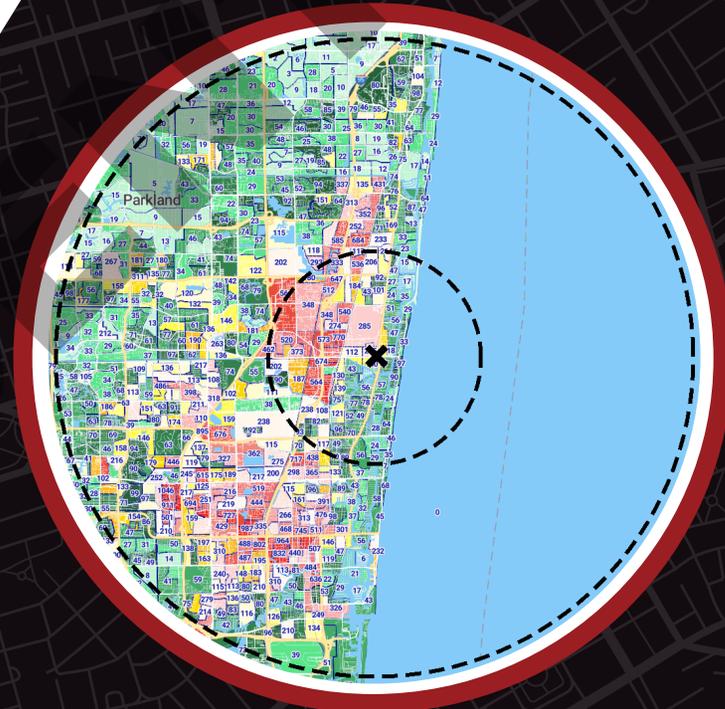
SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060

CREATION DATE: APRIL 03, 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.



2023 CAP INDEX® SCORES

MAX-1: 162
MAX-3: 369
MAX-6: 427
MAX-12: 549



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04/16/2025

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.

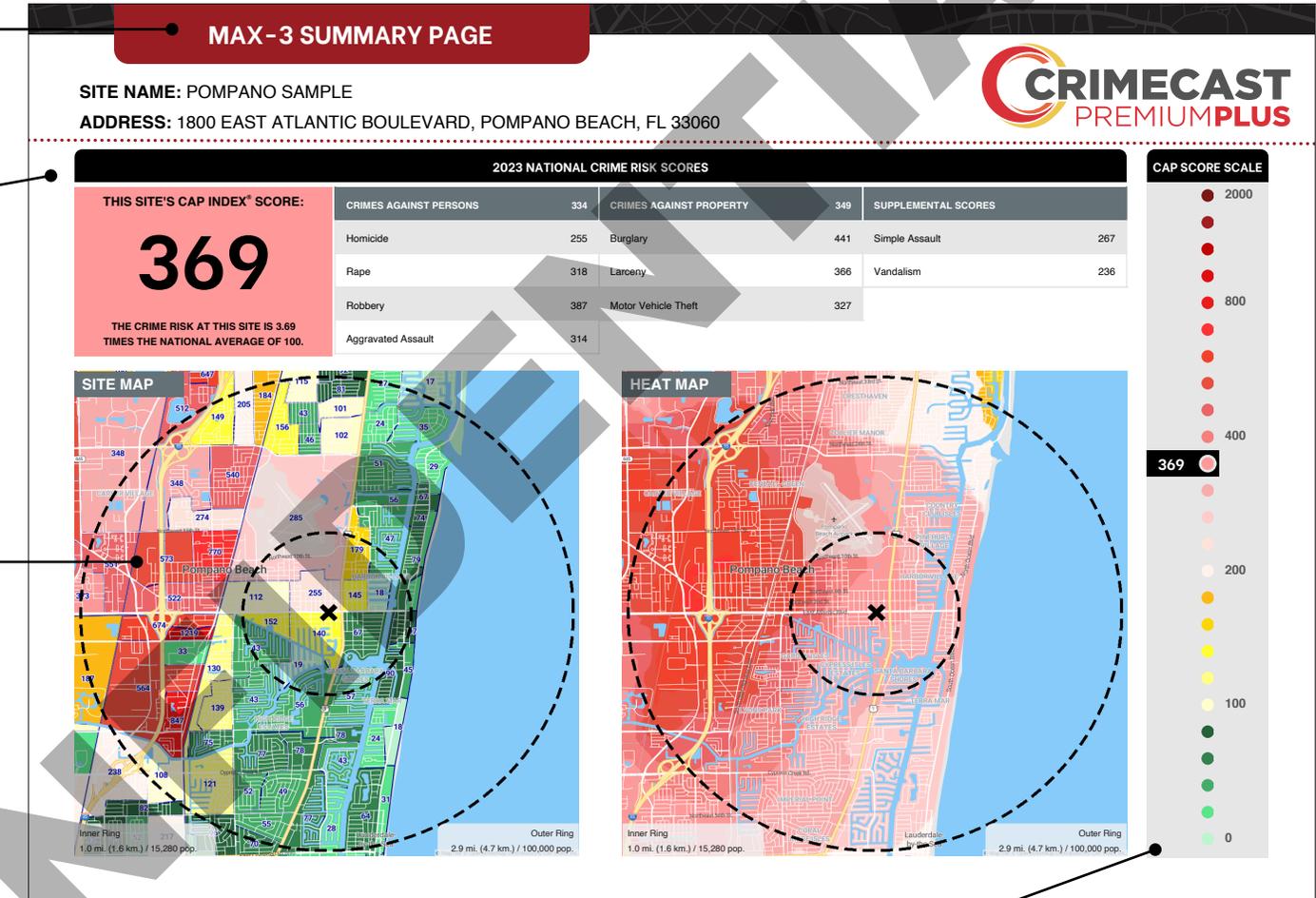
The report also includes nine specific CAP Scores pertaining to **Crimes Against Persons** and **Crimes Against Property**, along with two **Supplemental Scores**.

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.



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.

MAX-1 SUMMARY PAGE

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

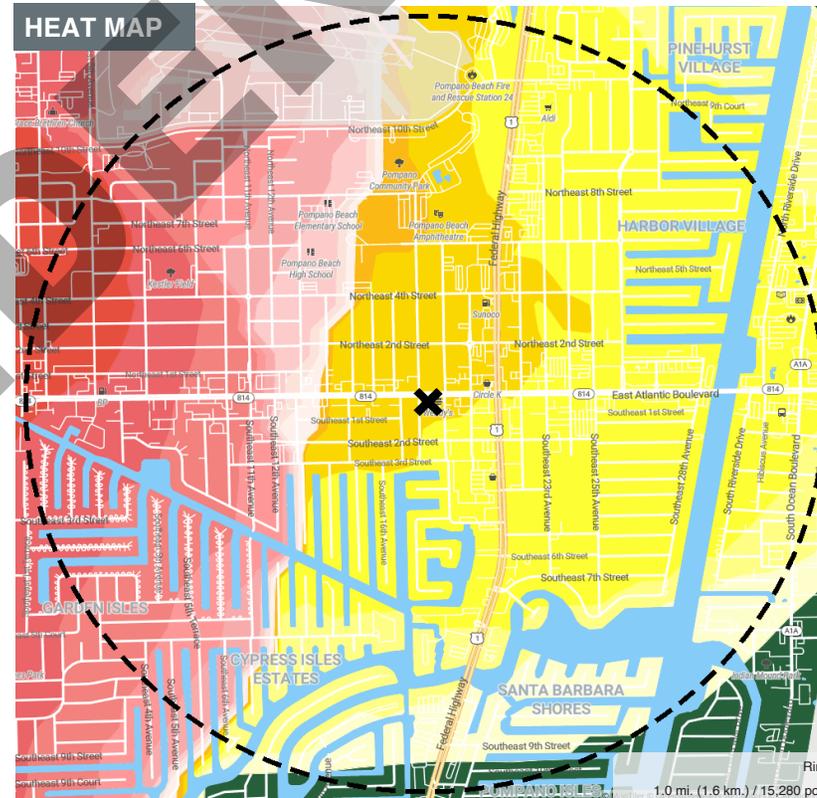
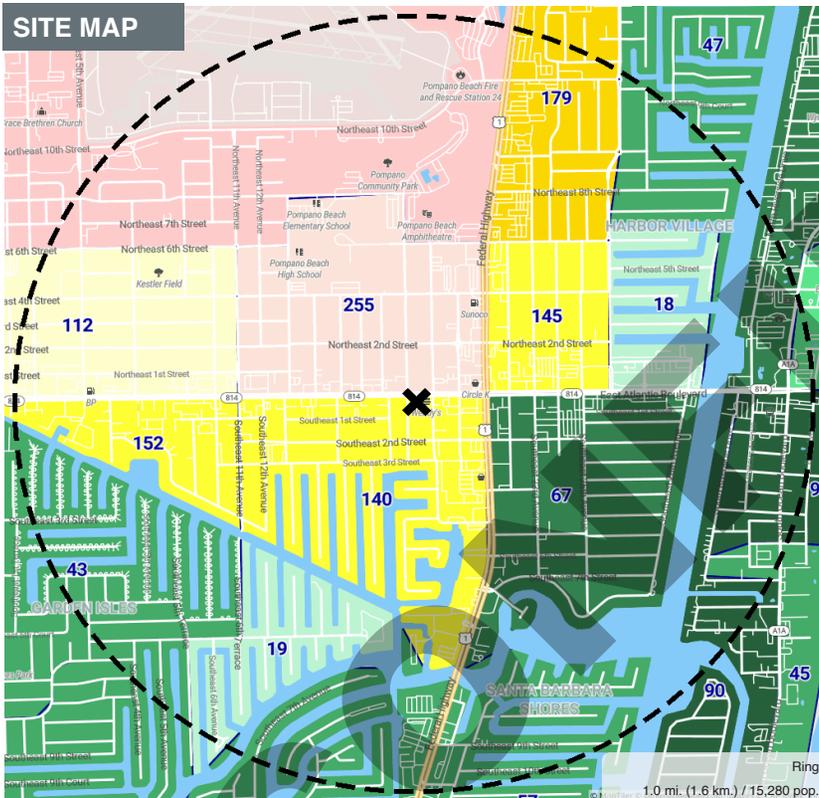
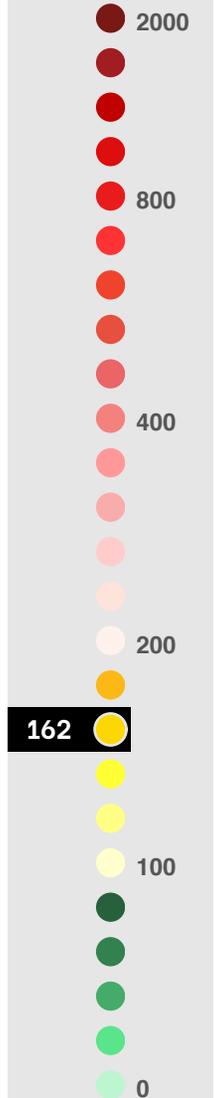
THIS SITE'S CAP INDEX® SCORE:

162

THE CRIME RISK AT THIS SITE IS 1.62 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	157	CRIMES AGAINST PROPERTY	308	SUPPLEMENTAL SCORES	
Homicide	131	Burglary	342	Simple Assault	170
Rape	153	Larceny	325	Vandalism	156
Robbery	165	Motor Vehicle Theft	189		
Aggravated Assault	154				

CAP SCORE SCALE



Creation Date: April 03, 2024
Database Year: 2023

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MAX-1 SITE MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

162

THE CRIME RISK AT THIS SITE IS 1.62 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 157

Homicide 131

Rape 153

Robbery 165

Aggravated Assault 154

CRIMES AGAINST PROPERTY 308

Burglary 342

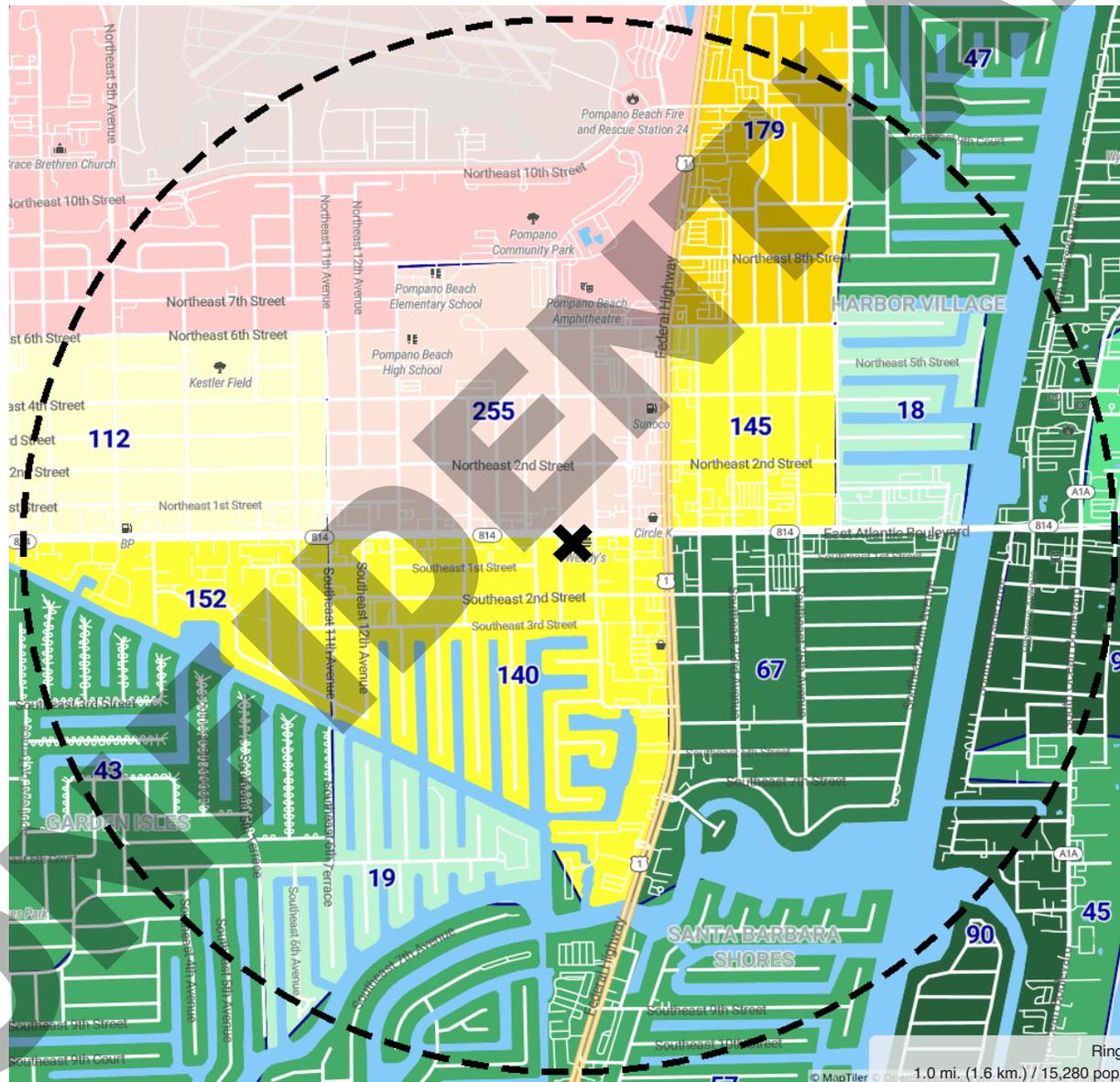
Larceny 325

Motor Vehicle Theft 189

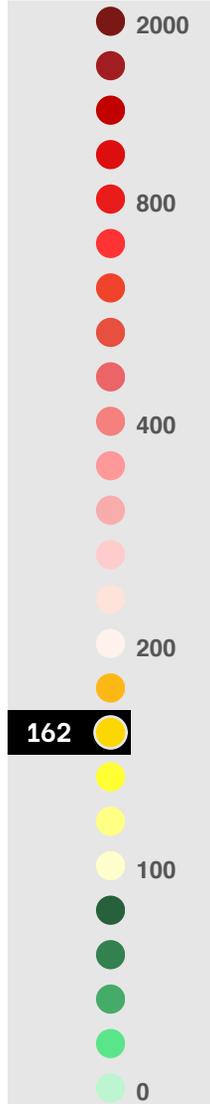
SUPPLEMENTAL SCORES

Simple Assault 170

Vandalism 156



CAP SCORE SCALE



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MAX-1 HEAT MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

162

THE CRIME RISK AT THIS SITE IS 1.62 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 157

Homicide 131

Rape 153

Robbery 165

Aggravated Assault 154

CRIMES AGAINST PROPERTY 308

Burglary 342

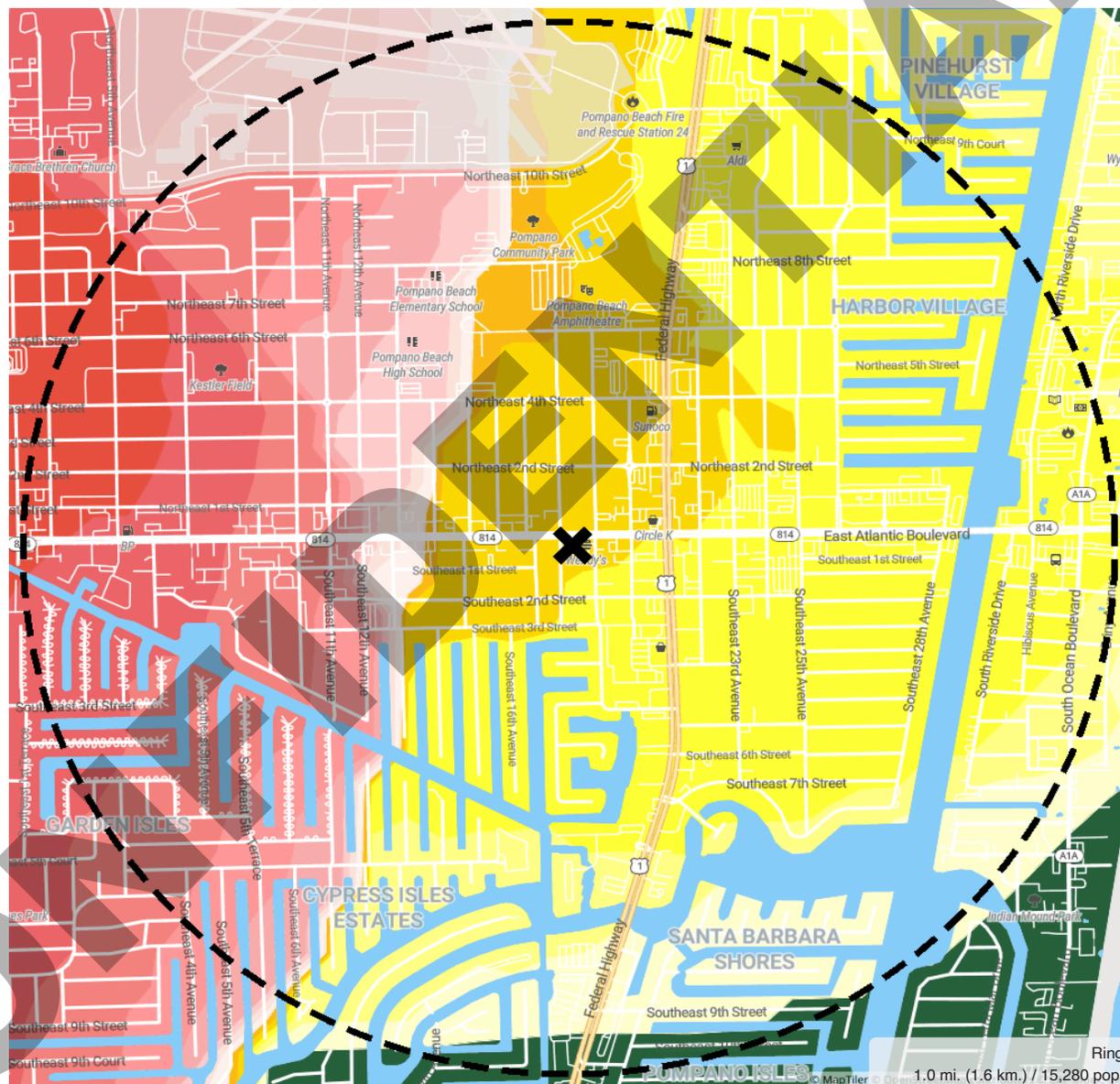
Larceny 325

Motor Vehicle Theft 189

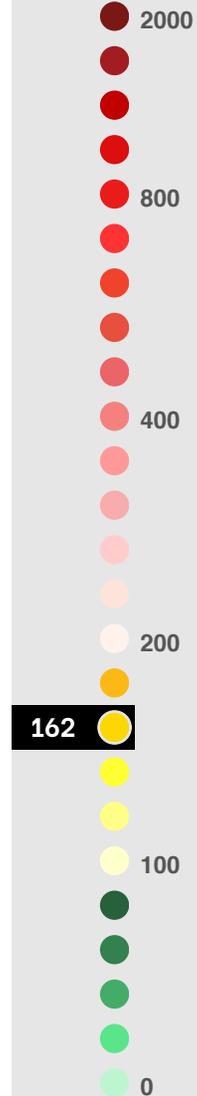
SUPPLEMENTAL SCORES

Simple Assault 170

Vandalism 156



CAP SCORE SCALE



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MAX-1 SCORE SUMMARY

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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		
	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028
CAP Index® Score	113	162	187	93	138	159	76	106	124
CRIMES AGAINST PERSONS	107	157	186	82	122	144	69	94	113
Homicide	130	131	138	100	105	111	82	81	87
Rape	112	153	210	84	122	160	73	113	149
Robbery	116	165	183	99	143	160	79	105	120
Aggravated Assault	103	154	186	76	114	136	65	88	107
CRIMES AGAINST PROPERTY	234	308	319	146	210	217	119	157	165
Burglary	279	342	351	158	221	228	126	164	171
Larceny	232	325	337	147	222	228	122	170	178
Motor Vehicle Theft	166	189	219	119	143	166	91	97	115
SUPPLEMENTAL SCORES									
Simple Assault	127	170	209	69	114	137	58	87	108
Vandalism	104	156	211	65	113	150	58	87	118



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2023 NATIONAL CRIME RISK SCORES

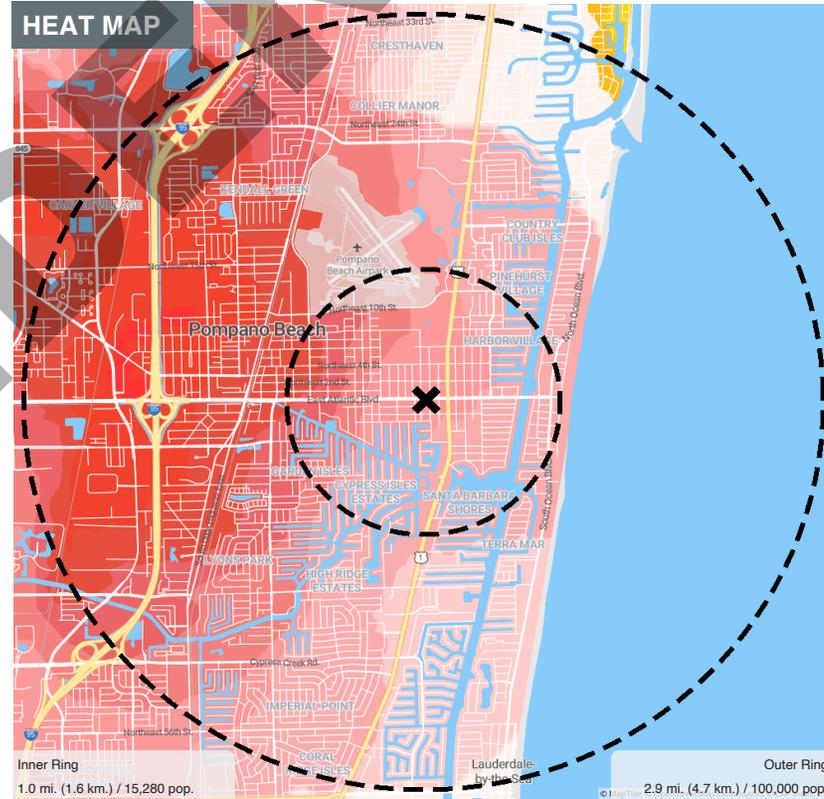
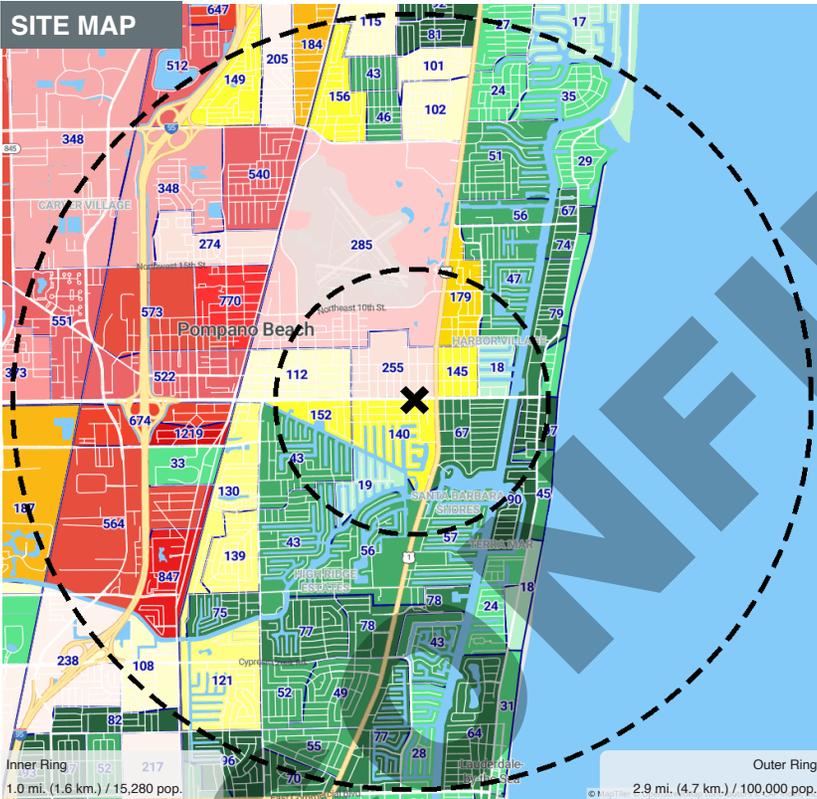
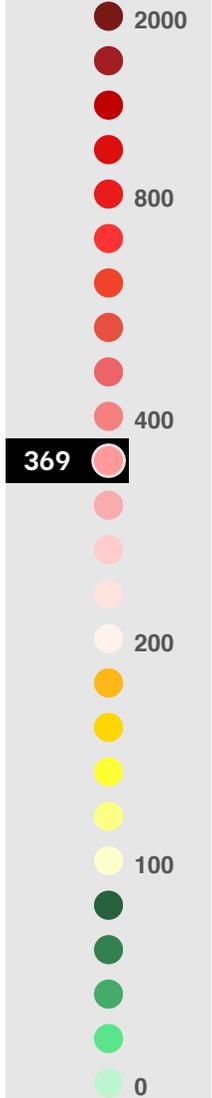
THIS SITE'S CAP INDEX® SCORE:

369

THE CRIME RISK AT THIS SITE IS 3.69 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	334	CRIMES AGAINST PROPERTY	349	SUPPLEMENTAL SCORES	
Homicide	255	Burglary	441	Simple Assault	267
Rape	318	Larceny	366	Vandalism	236
Robbery	387	Motor Vehicle Theft	327		
Aggravated Assault	314				

CAP SCORE SCALE



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MAX-3 SITE MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

369

THE CRIME RISK AT THIS SITE IS 3.69 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 334

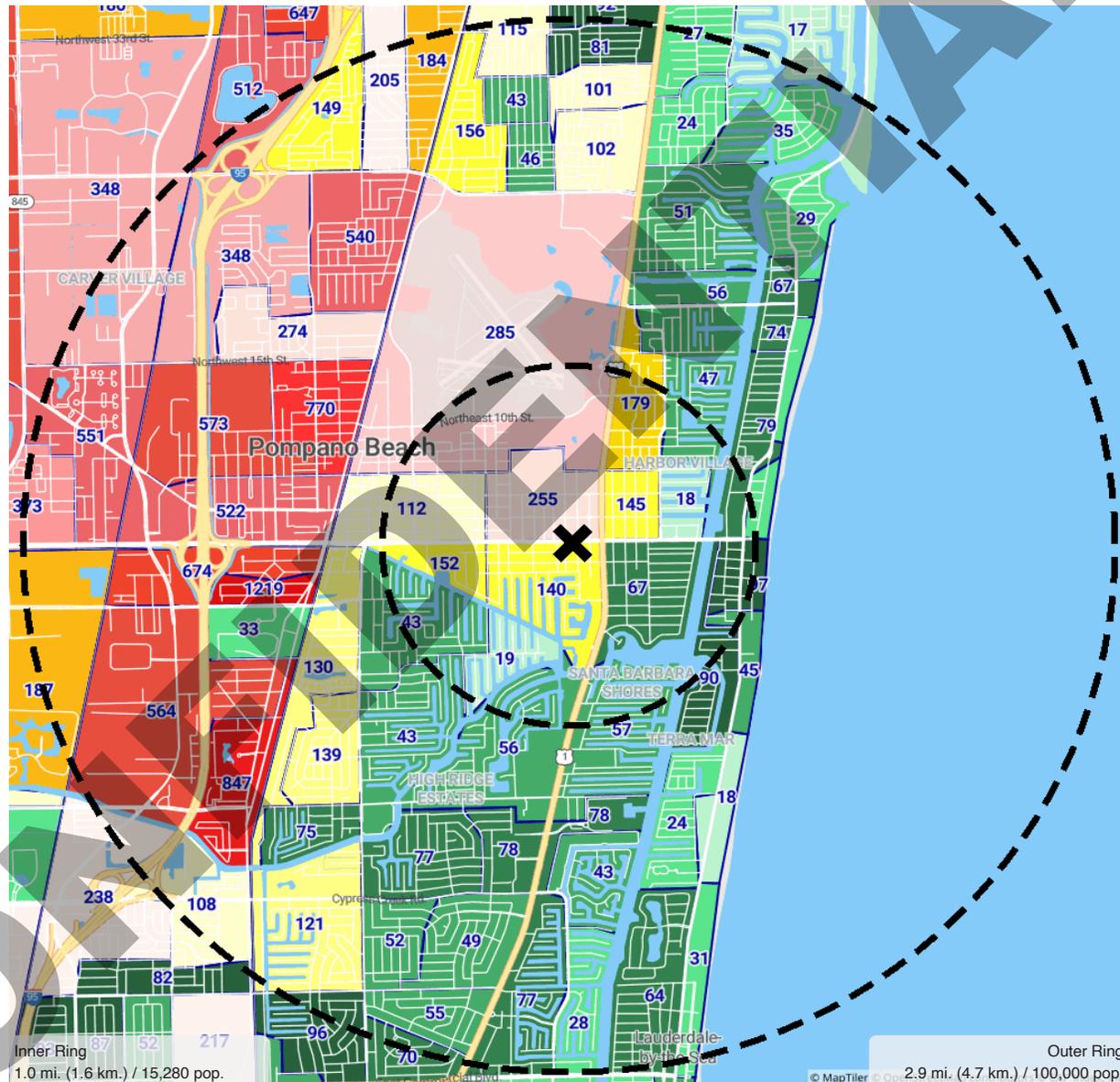
Homicide	255
Rape	318
Robbery	387
Aggravated Assault	314

CRIMES AGAINST PROPERTY 349

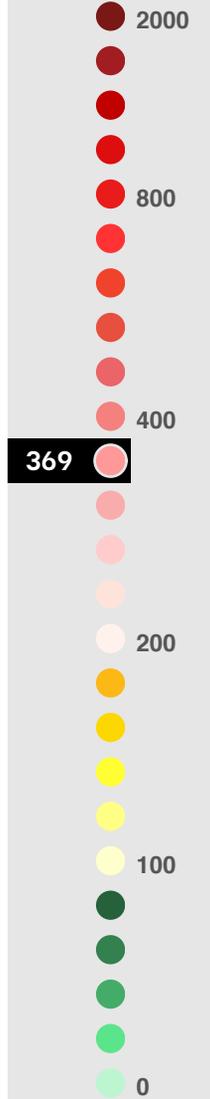
Burglary	441
Larceny	366
Motor Vehicle Theft	327

SUPPLEMENTAL SCORES

Simple Assault	267
Vandalism	236



CAP SCORE SCALE



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MAX-3 HEAT MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

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CRIMES AGAINST PERSONS 334

Homicide 255

Rape 318

Robbery 387

Aggravated Assault 314

CRIMES AGAINST PROPERTY 349

Burglary 441

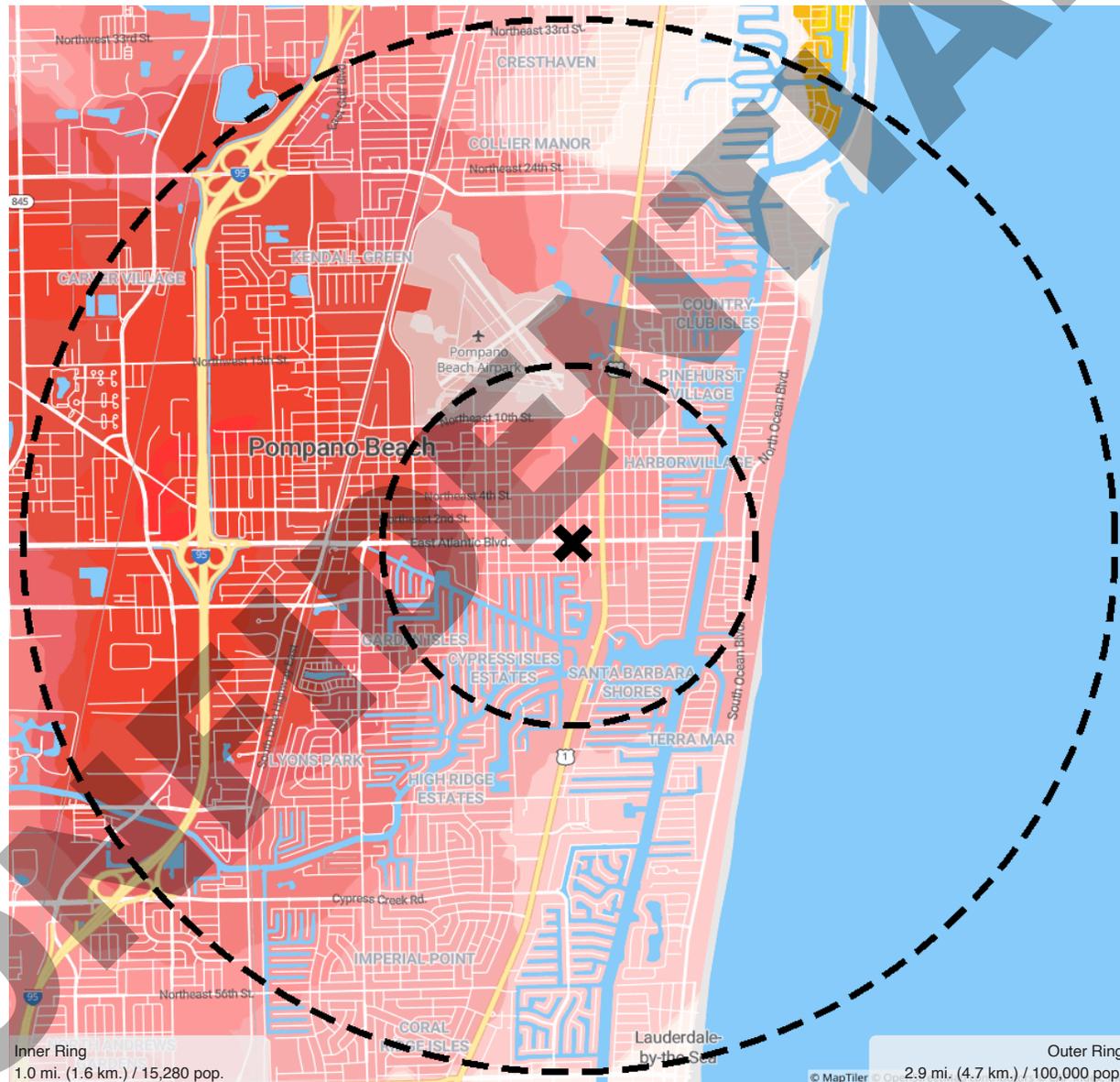
Larceny 366

Motor Vehicle Theft 327

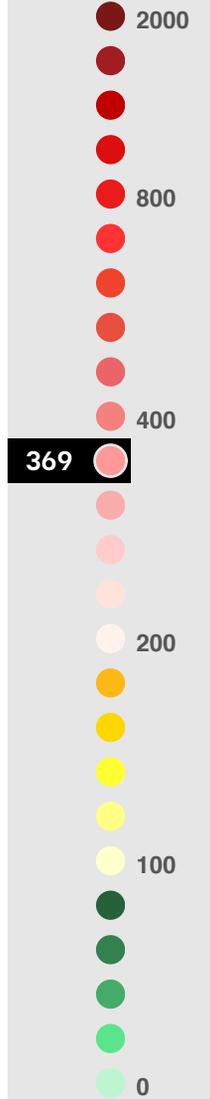
SUPPLEMENTAL SCORES

Simple Assault 267

Vandalism 236



CAP SCORE SCALE



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MAX-3 SCORE SUMMARY

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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CAP Index® Score	325	369	366	269	314	310	220	241	243
CRIMES AGAINST PERSONS	349	334	330	268	260	255	225	199	200
Homicide	312	255	265	239	205	214	196	157	166
Rape	373	318	306	279	253	233	244	234	217
Robbery	333	387	386	283	335	337	227	246	253
Aggravated Assault	363	314	323	267	233	237	228	179	186
CRIMES AGAINST PROPERTY	516	349	339	323	238	230	263	178	176
Burglary	527	441	443	299	285	288	237	211	216
Larceny	516	366	356	326	250	241	272	191	188
Motor Vehicle Theft	501	327	360	358	247	272	274	167	190
SUPPLEMENTAL SCORES									
Simple Assault	472	267	295	256	179	193	216	137	152
Vandalism	377	236	244	234	171	174	209	131	137



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SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

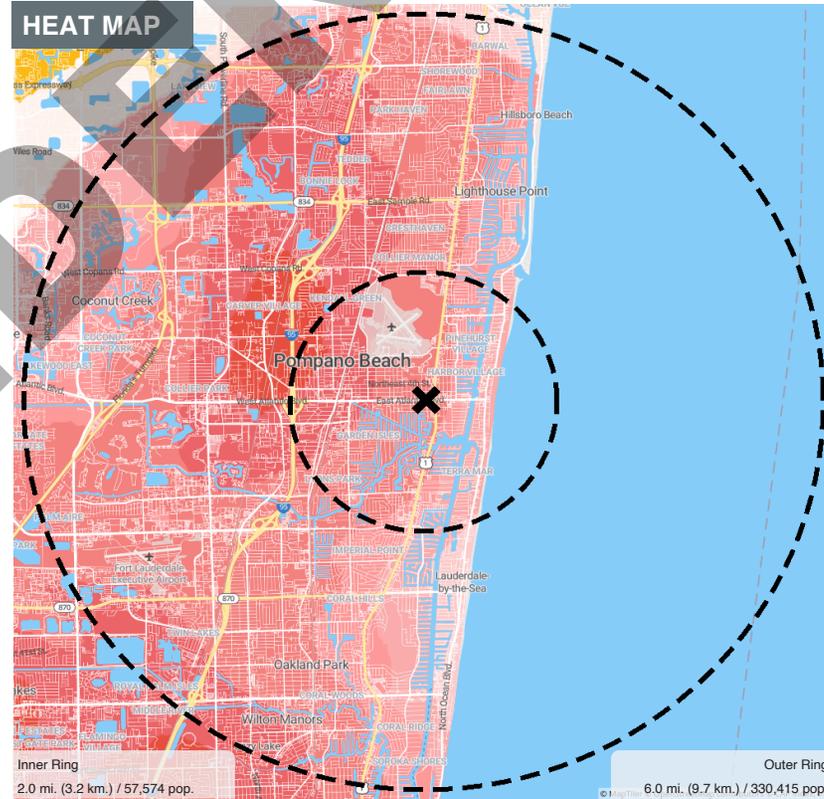
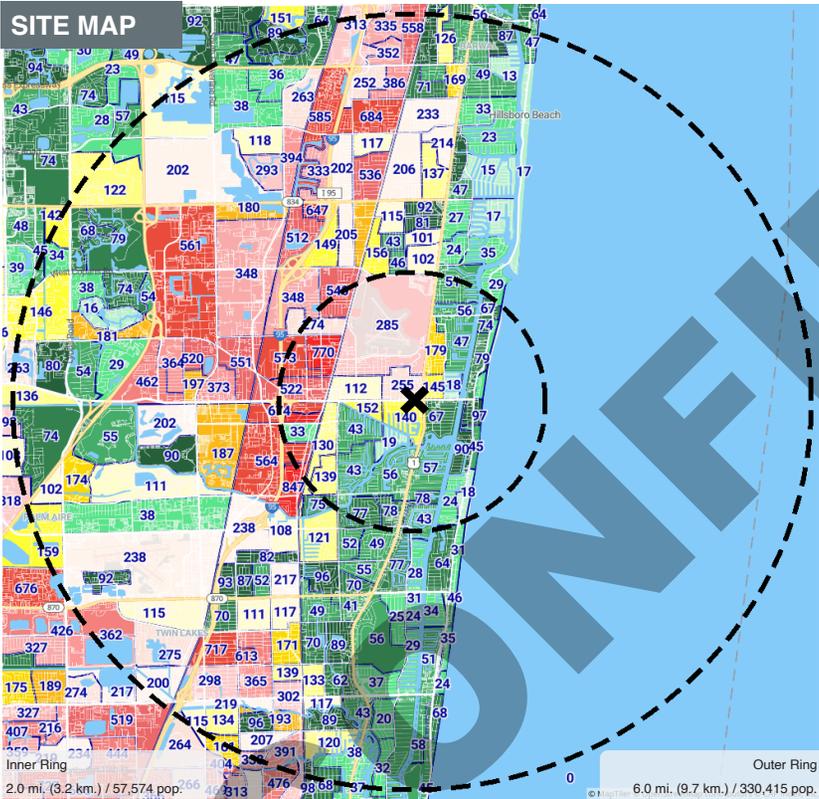
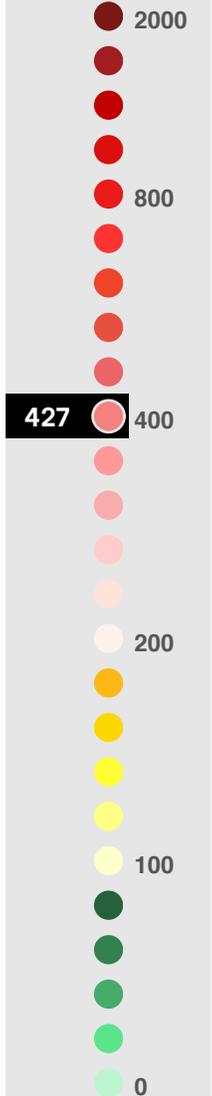
THIS SITE'S CAP INDEX® SCORE:

427

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

CRIMES AGAINST PERSONS	396	CRIMES AGAINST PROPERTY	442	SUPPLEMENTAL SCORES	
Homicide	309	Burglary	496	Simple Assault	408
Rape	367	Larceny	434	Vandalism	398
Robbery	447	Motor Vehicle Theft	399		
Aggravated Assault	377				

CAP SCORE SCALE



Creation Date: April 03, 2024
Database Year: 2023

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PZ24-1200011

MAX-6 SITE MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 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 396

Homicide 309

Rape 367

Robbery 447

Aggravated Assault 377

CRIMES AGAINST PROPERTY 442

Burglary 496

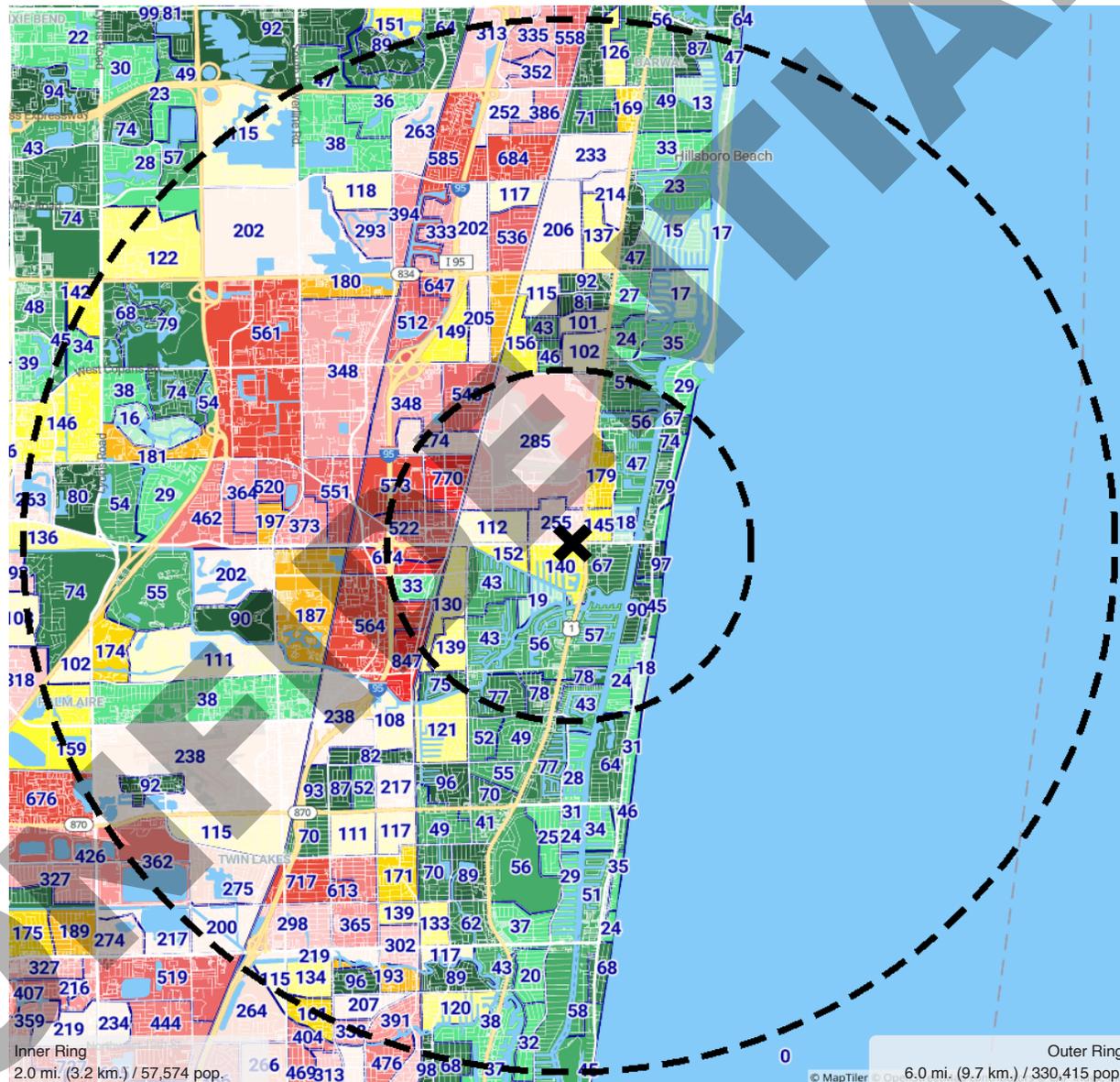
Larceny 434

Motor Vehicle Theft 399

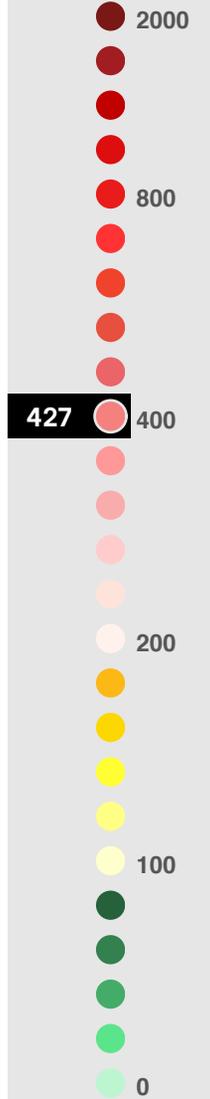
SUPPLEMENTAL SCORES

Simple Assault 408

Vandalism 398



CAP SCORE SCALE



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MAX-6 HEAT MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 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 396

Homicide 309

Rape 367

Robbery 447

Aggravated Assault 377

CRIMES AGAINST PROPERTY 442

Burglary 496

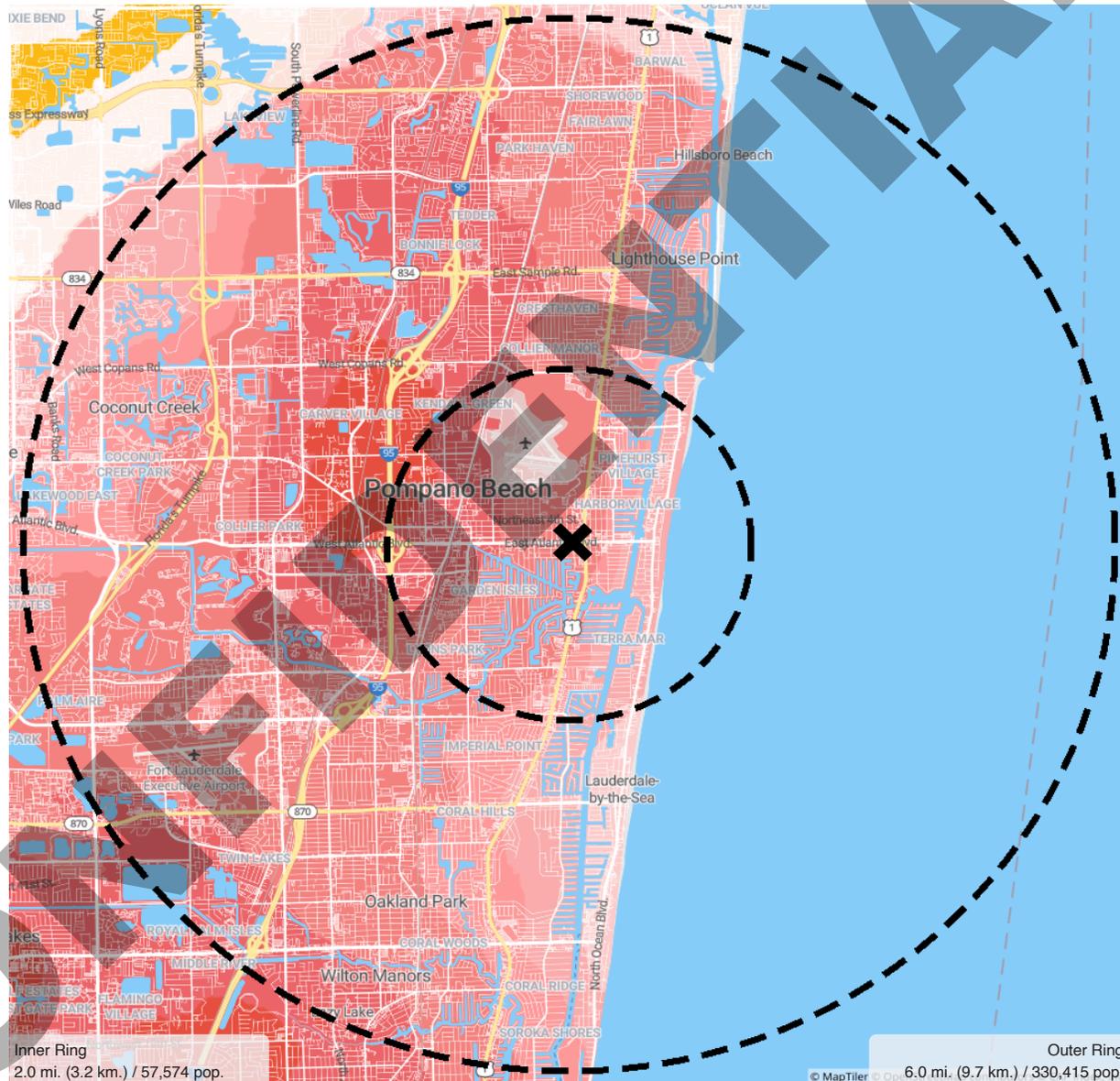
Larceny 434

Motor Vehicle Theft 399

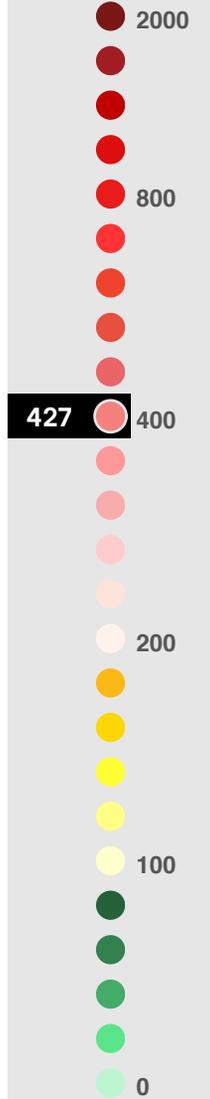
SUPPLEMENTAL SCORES

Simple Assault 408

Vandalism 398



CAP SCORE SCALE



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MAX-6 SCORE SUMMARY

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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		
	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028
CAP Index® Score	421	427	411	348	363	349	285	278	273
CRIMES AGAINST PERSONS	447	396	380	343	308	293	289	237	230
Homicide	385	309	313	295	248	252	242	190	196
Rape	458	367	401	342	292	305	300	270	285
Robbery	432	447	435	367	387	380	295	284	285
Aggravated Assault	463	377	375	341	279	275	291	214	216
CRIMES AGAINST PROPERTY	559	442	428	350	301	291	285	226	222
Burglary	589	496	487	334	321	316	265	238	237
Larceny	549	434	423	347	296	287	289	227	223
Motor Vehicle Theft	567	399	396	405	301	300	310	204	209
SUPPLEMENTAL SCORES									
Simple Assault	590	408	393	320	274	258	271	209	202
Vandalism	447	398	376	277	289	268	247	221	210



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SITE NAME: POMPANO SAMPLE

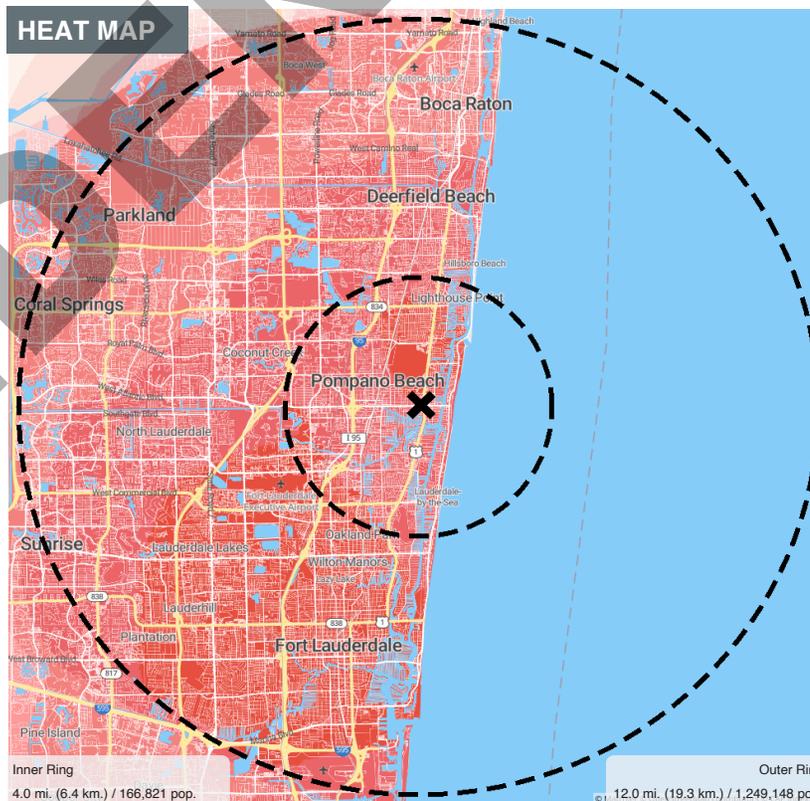
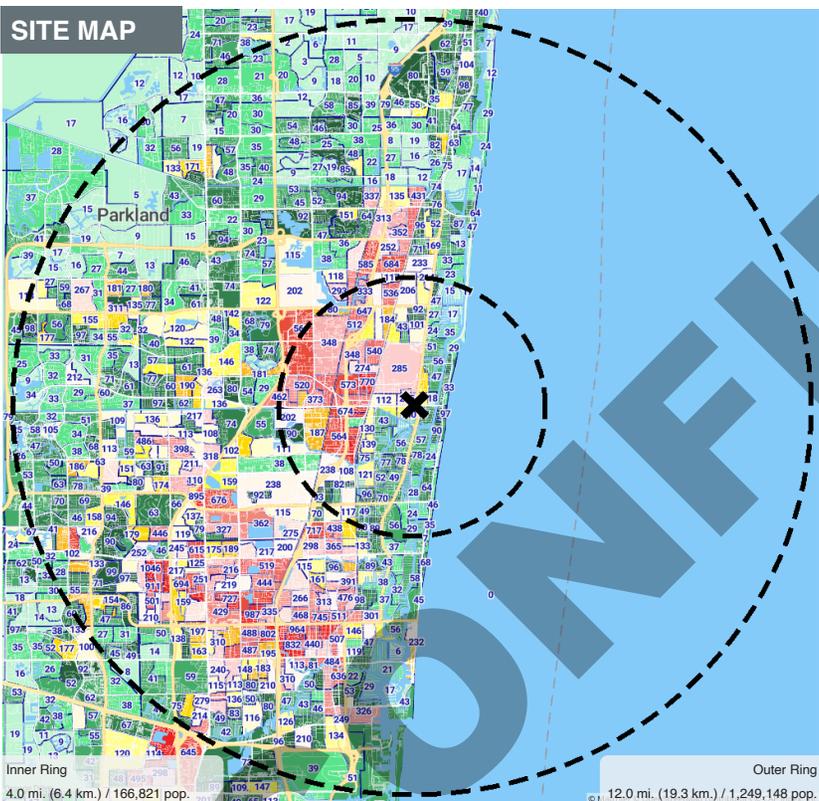
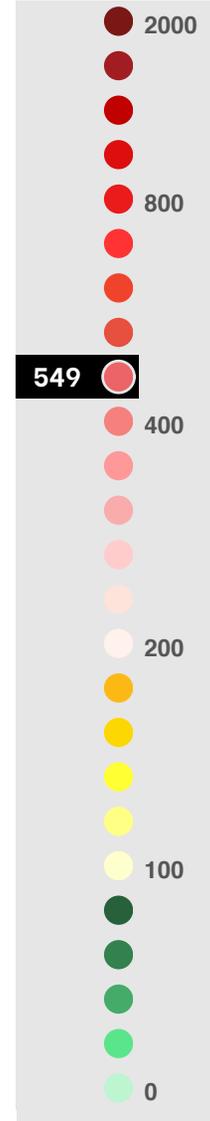
ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE: <h1>549</h1> THE CRIME RISK AT THIS SITE IS 5.49 TIMES THE NATIONAL AVERAGE OF 100.	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY		SUPPLEMENTAL SCORES	
	Homicide	606	Burglary	782	Simple Assault	751
	Rape	514	Larceny	791	Vandalism	714
	Robbery	577	Motor Vehicle Theft	744		
	Aggravated Assault	592				

CAP SCORE SCALE



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MAX-12 SITE MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

549

THE CRIME RISK AT THIS SITE IS 5.49
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 547

Homicide 606

Rape 514

Robbery 577

Aggravated Assault 592

CRIMES AGAINST PROPERTY 772

Burglary 782

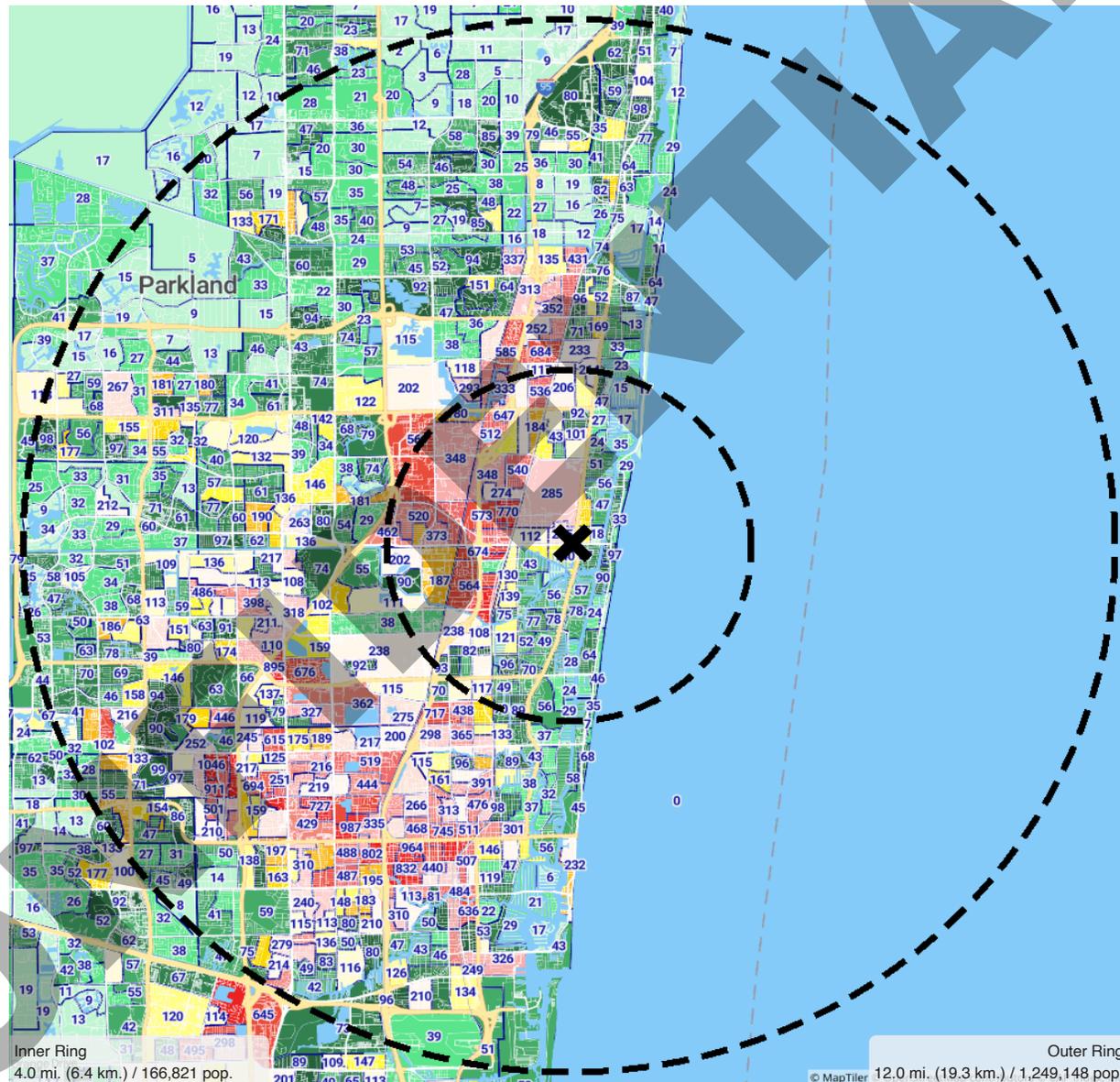
Larceny 791

Motor Vehicle Theft 744

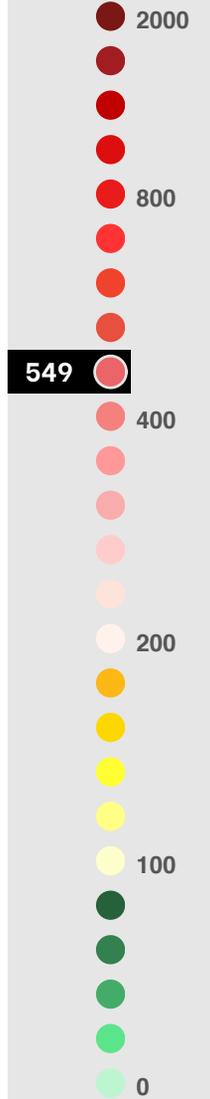
SUPPLEMENTAL SCORES

Simple Assault 751

Vandalism 714



CAP SCORE SCALE



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MAX-12 HEAT MAP

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



2023 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

549

THE CRIME RISK AT THIS SITE IS 5.49 TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 547

Homicide 606

Rape 514

Robbery 577

Aggravated Assault 592

CRIMES AGAINST PROPERTY 772

Burglary 782

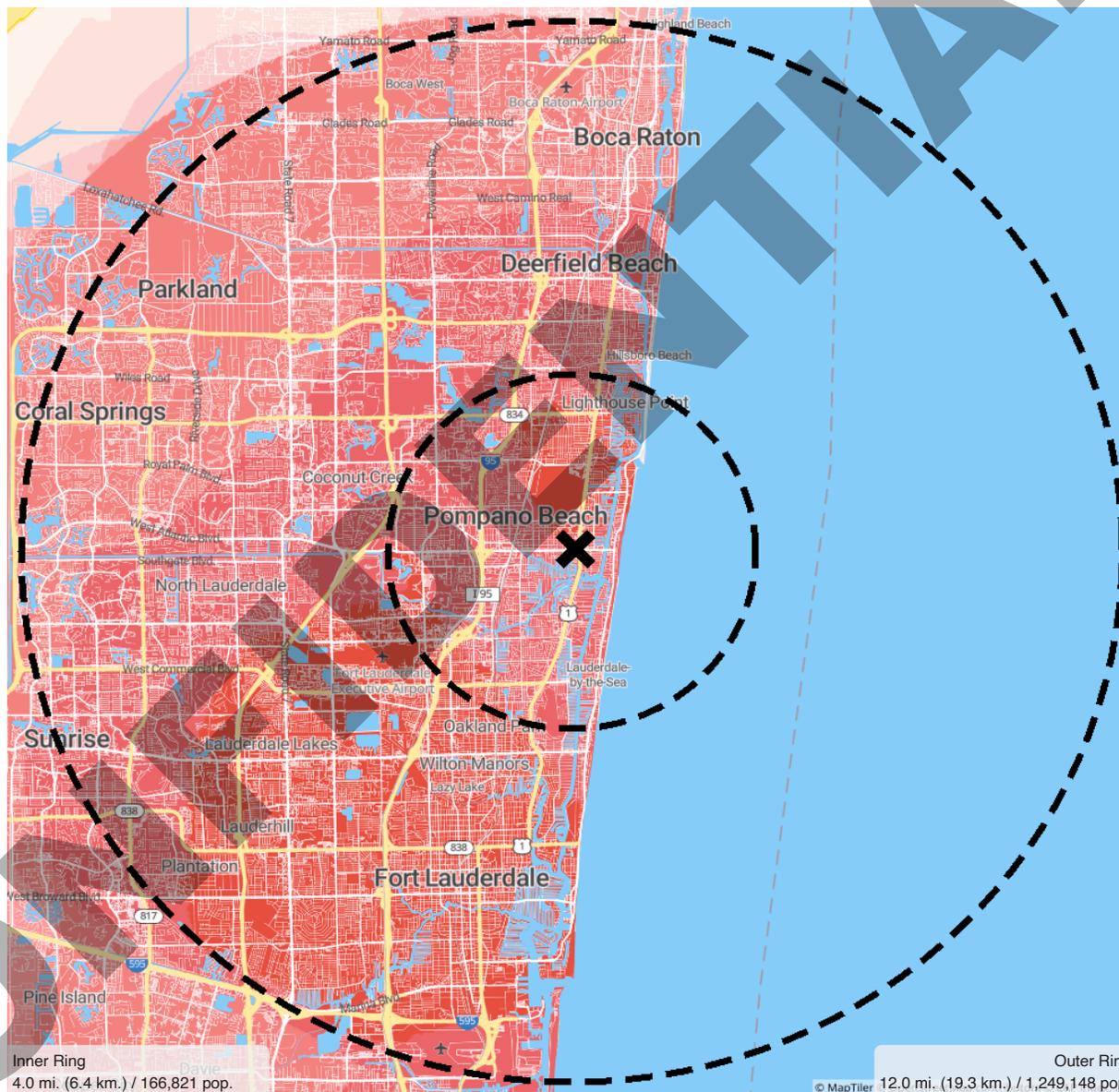
Larceny 791

Motor Vehicle Theft 744

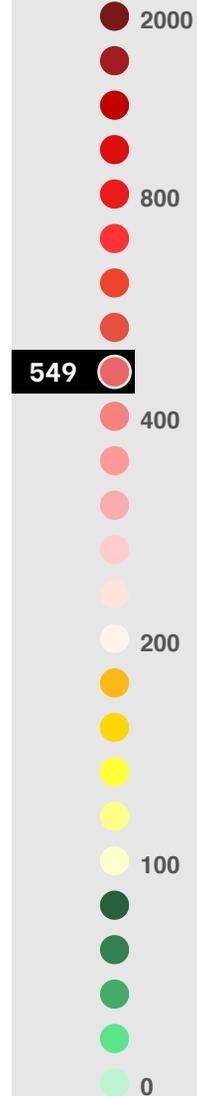
SUPPLEMENTAL SCORES

Simple Assault 751

Vandalism 714



CAP SCORE SCALE



Inner Ring
4.0 mi. (6.4 km.) / 166,821 pop.

Outer Ring
12.0 mi. (19.3 km.) / 1,249,148 pop.



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MAX-12 SCORE SUMMARY

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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		
	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028	PAST 2010	CURRENT 2023	PROJECTED 2028
CAP Index® Score	534	549	531	441	467	450	361	358	352
CRIMES AGAINST PERSONS	578	547	549	444	426	424	373	327	333
Homicide	535	606	611	411	487	492	336	372	383
Rape	595	514	575	445	409	438	390	378	408
Robbery	548	577	563	466	500	492	374	367	369
Aggravated Assault	605	592	596	446	438	437	381	337	343
CRIMES AGAINST PROPERTY	746	772	730	467	527	496	381	395	379
Burglary	752	782	768	426	506	499	338	375	374
Larceny	760	791	767	480	539	520	400	413	405
Motor Vehicle Theft	791	744	721	565	561	545	432	380	380
SUPPLEMENTAL SCORES									
Simple Assault	825	751	714	447	504	468	378	385	367
Vandalism	610	714	692	379	518	493	338	397	387



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POINT OF INTEREST (POI) DATA

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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 2.9 MI./4.7 KM.	MAX-6 COUNT WITHIN 6.0 MI./9.7 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
Highway Entrances & Exits	0.1/0.2	52	303	1,051	3,096
Rail, Subway, & Train Stations	3.4/5.5	0	0	3	6
Government/Medical POIs					
Detention Facilities	1.5/2.4	0	1	6	8
Fire Stations	0.8/1.3	2	6	22	67
Hospitals	1.7/2.7	0	2	4	17
Police Stations	1.3/2.1	0	3	8	26
Other POIs					
Bars & Nightclubs	0.2/0.3	12	48	145	403
Beer, Wine, & Liquor Stores	0.4/0.6	3	14	48	174
Casinos	2.7/4.3	0	1	1	5
Check Cashing Locations	0.4/0.6	1	14	40	111
Convenience Stores & Gas Stations	0.2/0.3	8	46	169	500
Homeless Shelters & Food Banks	3.0/4.8	0	0	6	15
Pawn Shops	0.5/0.8	1	6	30	73

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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04/16/2025

DEMOGRAPHIC DATA

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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	15,298	101,044	331,432	1,253,773	334,500,069
Per Square Mile	4,083.9	5,295.6	4,984.7	5,187.9	94.7
% Change (2020 to 2023)	4.9%	1.3%	0.4%	0.4%	1.2%
By Age Group					
% 0-14	12.6%	14.7%	14.9%	16.0%	18.0%
% 15-17	2.6%	3.0%	3.0%	3.4%	3.8%
% 18-24	5.6%	6.4%	6.3%	7.7%	9.2%
% 25-44	21.0%	22.3%	23.8%	25.1%	26.3%
% 45-64	32.9%	28.6%	27.8%	26.4%	24.7%
% 65+	25.3%	25.0%	24.2%	21.5%	17.9%
By Marital Status (Age 15+)					
% Never Married	32.1%	34.2%	35.0%	35.3%	33.8%
% Married, Spouse Present	36.3%	35.8%	35.0%	37.0%	45.0%
% Married, Spouse Absent	5.5%	6.8%	7.3%	6.7%	4.6%
% Divorced	19.1%	15.2%	14.9%	14.0%	10.9%
% Widowed	6.9%	7.9%	7.8%	7.0%	5.7%
By Education Level (Age 25+)					
% Less than 9th Grade	4.8%	5.8%	5.9%	4.7%	4.9%
% Some High School, No Diploma	3.7%	7.0%	6.7%	6.4%	6.6%
% High School Graduate (including equivalent)	27.7%	27.5%	28.2%	27.5%	26.9%
% Some College, No Degree	21.5%	18.8%	19.4%	18.8%	20.1%
% Associate's Degree	10.6%	7.8%	8.1%	9.1%	8.6%
% Bachelor's Degree	18.9%	20.1%	19.8%	21.2%	20.2%
% Graduate Degree	12.8%	13.0%	12.0%	12.4%	12.7%

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PZ24-1200011

04/16/2025

DEMOGRAPHIC DATA

SITE NAME: POMPANO SAMPLE

ADDRESS: 1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33060



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

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Household / Housing Data					
Total Households	7,760	45,963	149,109	512,253	128,298,155
Avg. People per HH	2.0	2.2	2.2	2.4	2.6
Median Value of Owner-Occupied Housing Units	\$535,638	\$508,547	\$429,181	\$422,764	\$383,858
% Renter-Occupied Housing Units	42.8%	39.4%	38.4%	38.0%	35.6%
Housing Units by Structure Type					
% 1 Unit Detached	30.1%	33.6%	31.0%	36.3%	61.4%
% 1 Unit Attached	3.1%	3.8%	5.4%	7.8%	6.0%
% 2+ Units	66.4%	61.2%	61.4%	53.8%	26.5%
% Mobile Home	0.4%	1.3%	2.1%	2.0%	6.0%
% Other Type	0.0%	0.0%	0.1%	0.1%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	10.3%	10.6%	9.3%	8.3%	8.5%
% 1 Vehicle	47.9%	45.6%	46.6%	43.1%	32.4%
% 2+ Vehicles	41.8%	43.9%	44.1%	48.6%	59.1%

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04/16/2025

DEMOGRAPHIC DATA

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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	\$65,854	\$68,146	\$66,865	\$73,008	\$82,532
% of Families Below Poverty Level	11.4%	10.6%	10.7%	9.9%	8.8%
% of Population Unemployed (Age 16+)	3.0%	3.5%	3.4%	3.4%	3.0%
Workers by Means of Transport (Age 16+)					
% Work at Home	9.4%	8.5%	7.6%	7.0%	6.5%
% Walk	1.7%	1.7%	1.7%	1.4%	2.6%
% Bicycle	0.8%	0.8%	0.7%	0.5%	0.5%
% Carpool	5.8%	9.6%	9.6%	9.5%	8.9%
% Drive Alone	74.6%	72.1%	74.0%	76.4%	75.5%
% Public Transport	3.4%	2.5%	2.8%	2.7%	4.7%
% Other	4.3%	4.8%	3.5%	2.5%	1.3%

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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.



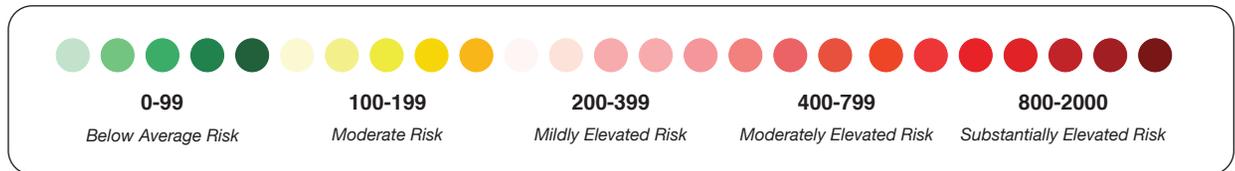
SCORING METHODOLOGIES

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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