



February 5th, 2026

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

RE: CPTED Security Plan and Narrative for 3305 SE 5th Street Townhomes (3305 SE 5 ST
POMPANO BEACH FL 33062, folios 494306061060 and 494306061050)

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing Applicant 3305 SE 5TH ST 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 21,000 sq. ft. (0.48 acres, located on the east side of Hibiscus Avenue, on the north side of SE 5th ST in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property houses 2 vacant buildings (previously an Assisted Living Facility), that will be demolished. The owner ("Applicant") intends to develop the property with 8 townhomes 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)	203 (2.03 times the national average of 100)
MAX-3 (3-mile radius)	297 (2.97 times the national average of 100)
MAX-6 (6-mile radius)	290 (2.90 times the national average of 100)
MAX-12 (12-mile radius)	359 (3.59 times the national average of 100)

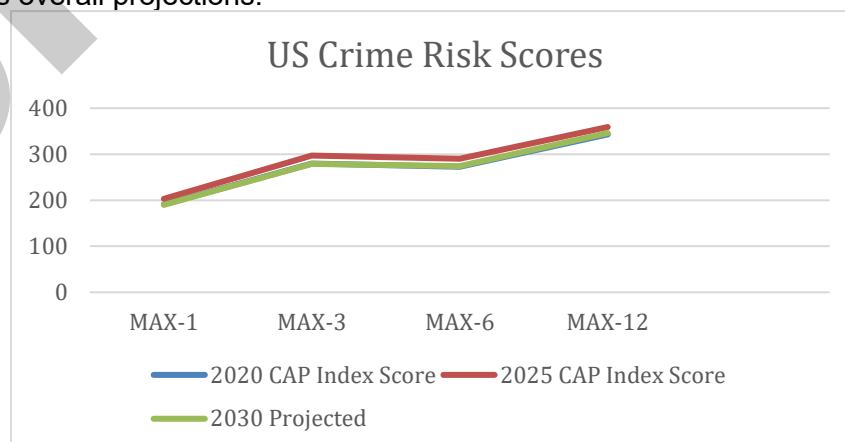
Within all of Broward County's study areas [MAX-1 (1-mile radius), Max-3 (3-mile), Max-6 (6-mile), and MAX-12 (12-mile radius)] Crimes Against Society indicate to be most reported. Please see below for a Broward County Current "Top Crime Category" breakdown by study area.

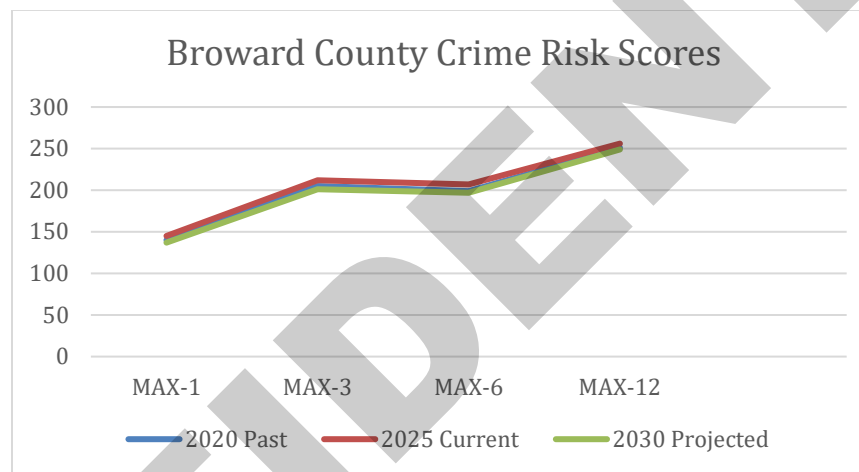
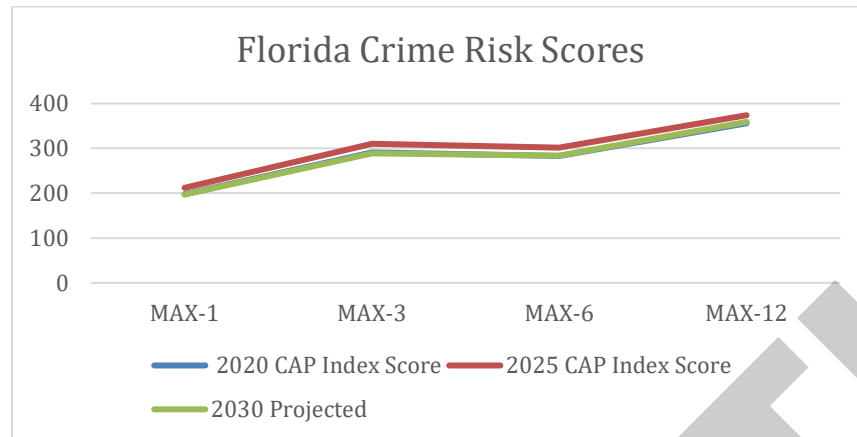
BROWARD COUNTY CURRENT TOP CRIME CATEGORY, PER STUDY AREA							
MAX-1		MAX-3		MAX-6		MAX-12	
Crimes Against Society		Crimes Against Society		Crimes Against Society		Crimes Against Society	
191 median		259 median		240 median		259 median	

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, **trespassing** 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, **trespassing** 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 CAP Index Score 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 141 to 136	Decrease from 207 to 197	Decrease from 201 to 191	Decrease from 246 to 238
<i>Crimes Against Property</i>	Decrease from 150 to 147	Remains at 187	Remains at 183	Increase from 223 to 228
<i>Crimes Against Society</i>	Decrease from 191 to 179	Decrease from 259 to 245	Decrease from 240 to 230	Decrease from 259 to 252

The projections indicate that Crimes Against Property will increase within 6-12 miles of this property. Crimes Against Persons and Crimes Against Society will decrease within 1-12 miles of this property, while Crimes Against Property remain steady within 3-6 miles of this property.

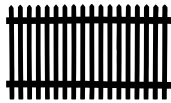
These projections make CPTED a necessity for the success of this project. A CPTED plan has been drafted to incorporate several CPTED principles and techniques to deter crime, utilizing the icons shown in this narrative for each principle. The icons correspond to a location on the plan where the principle 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)

- Provide lighting to all vehicular use areas, to be continuously illuminated during all dark hours.
- Public parking spaces are naturally surveilled by visitors.
- Windows on 2nd level and above levels face the street, as well as the parking areas.
- Provide 180-degree wide angle peephole door viewers for all residential unit doors.
- Use carefully-focused bright soft lights with shielded fixtures.
- Fencing proposed at the front facing sides of the property shall be of vertical picket assembly & spaced to prevent footholds.
- Balcony railing design includes 2" horizontal bar spacing to discourage climbing.



PRINCIPLE #2 – ACCESS CONTROL

- Perimeter fencing is included for the residential units, separating visitor areas from private resident yards.
- Balcony railings are designed as open-style (not solid or opaque).
- 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.
- All mature trees will be maintained 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.
- Address signage will 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.



PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Parking areas are delineated by changes in pavement color or material.
- 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 (refer to sheet PS-1 for locations). Secure signage robustly using sturdy fasteners at all corners to help prevent vandalism.
- Lights will be provided near unit doorways and site lighting will cover exterior door areas.
- Impact glass is used for all exterior windows.
- 180-degree wide angle viewers are included for all exterior doors.
- Building entrances will be enhanced with architectural elements, lighting and landscaping.
- 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.
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways (refer to sheet PS-1 for locations).



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.
- 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, must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- All units with elevators shall include panic button pr emergency call system.

**PRINCIPLE #5 – ACTIVITY SUPPORT**

- Sidewalk, if required, placement is adjacent to parking, which increases activity along the project front.

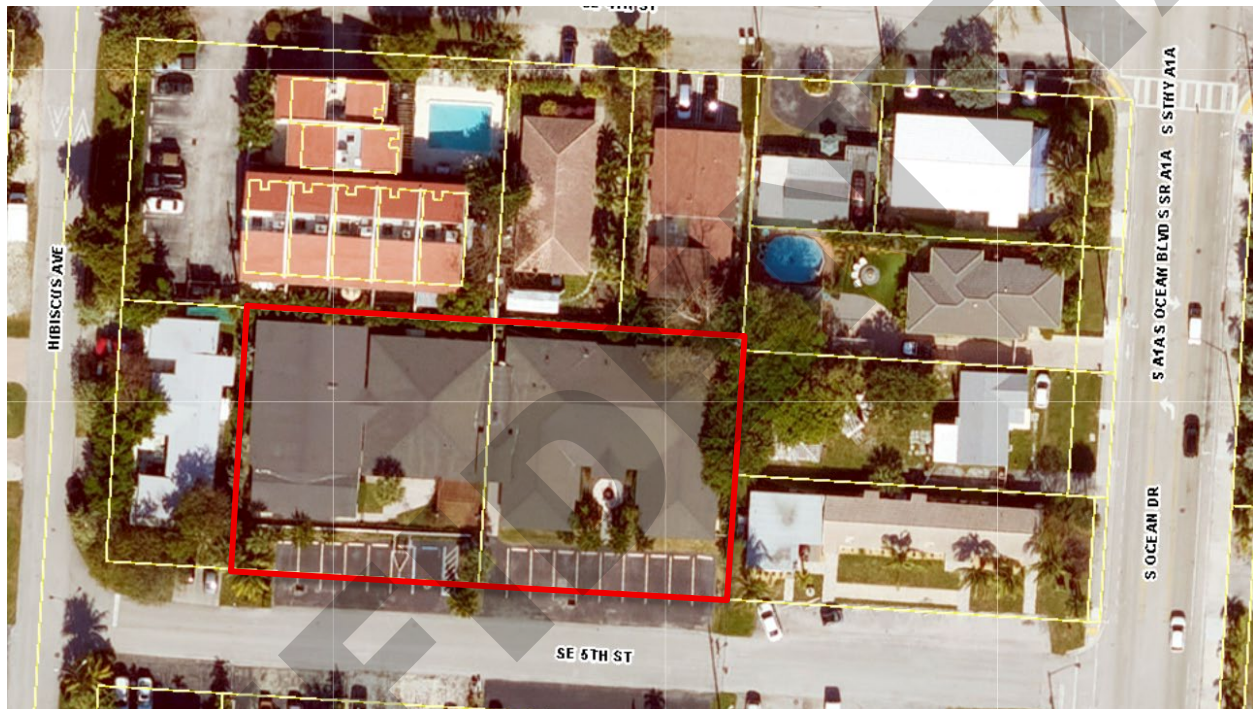
**ELECTRONIC SURVEILLANCE**

- 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>) 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 (under building coverage and open to the sky) as well as private plazas and outdoor amenity areas.
- Cameras will be monitored by management or security personnel at an offsite location.
- 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.
- Each residential unit is to be pre-hardwired for burglar alarms in preparation of future owners installing a burglar alarm system.
- Add wiring for alarms/chimes/cameras on the roof top balcony doors.

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: [494306061060](#); [494306061050](#)
Owner: 3305 SE 5TH ST LLC
Situs 3305 SE 5 ST POMPANO
Address: BEACH FL 33062

EXHIBIT B

CRIMECAST

PREMIUMPLUS

GENERATED FOR: PLANW3ST, LLC

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST
POMPANO BEACH, FL 33062

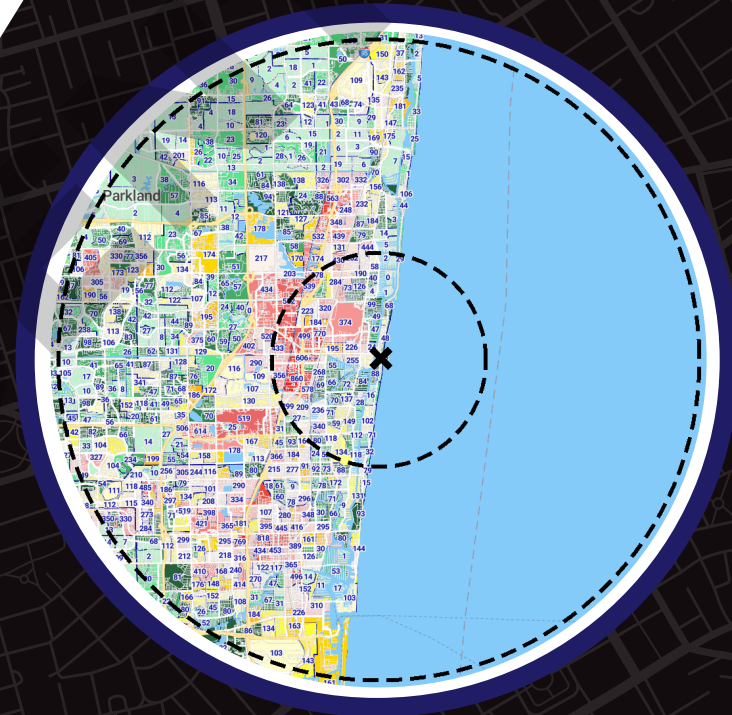
CREATION DATE: OCTOBER 21, 2025

DRC

PZ25- 12000046
04/15/2026

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: 203
MAX-3: 297
MAX-6: 290
MAX-12: 359

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.

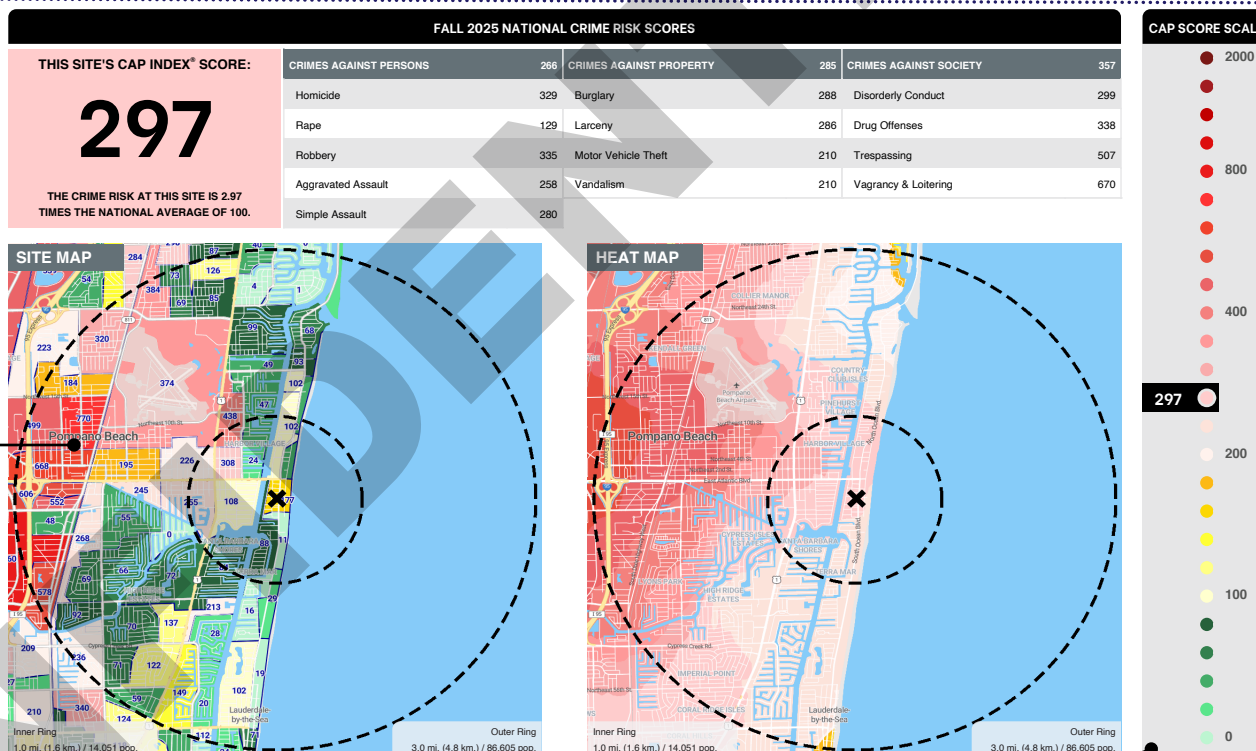
The CAP Index Scoring System assigns a numeric risk score and a corresponding risk shading to each block group.

MAX-3 SUMMARY PAGE

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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.



CAP
INDEX

Creation Date: October 21, 2025
Release: Fall 2025



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MAX-1 SUMMARY PAGE

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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PZ25-12000046
04/15/2026

FALL 2025 NATIONAL CRIME RISK SCORES

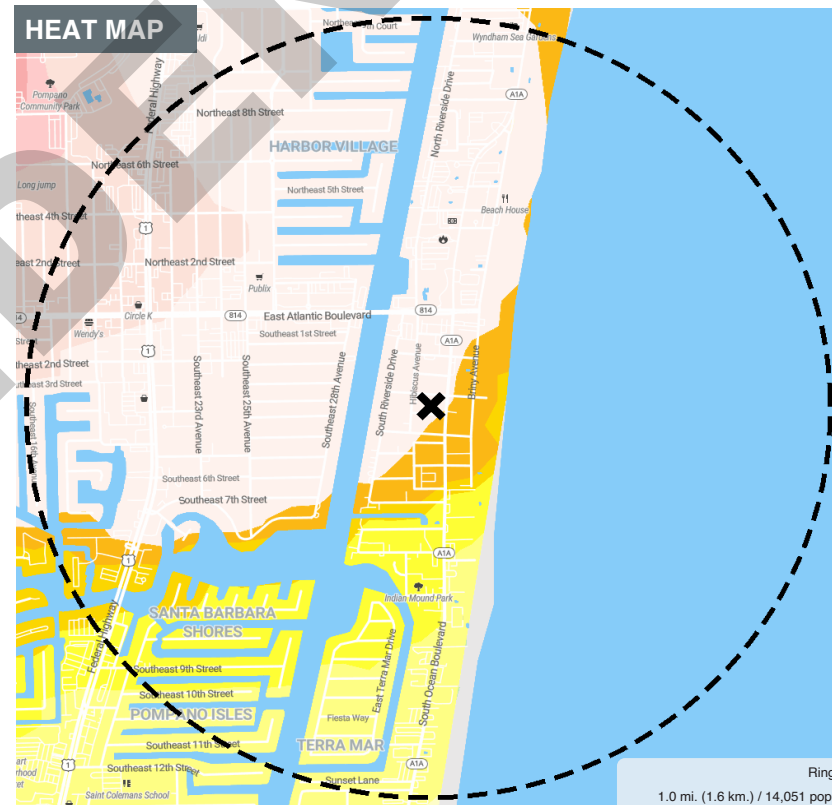
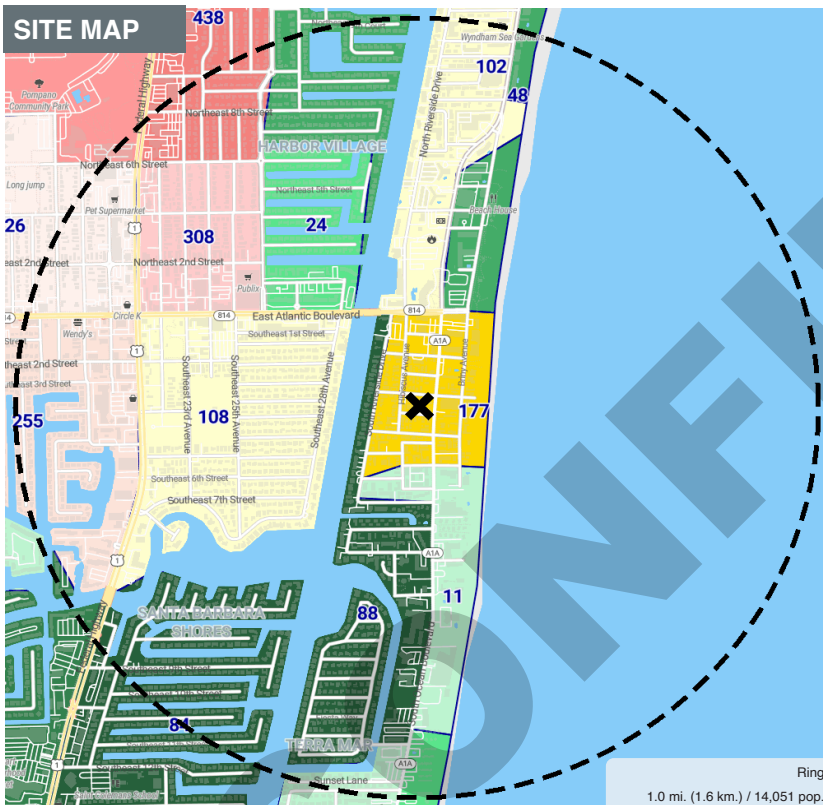
THIS SITE'S CAP INDEX® SCORE:

203

THE CRIME RISK AT THIS SITE IS 2.03
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	182	CRIMES AGAINST PROPERTY	229	CRIMES AGAINST SOCIETY	263
Homicide	168	Burglary	230	Disorderly Conduct	287
Rape	112	Larceny	239	Drug Offenses	229
Robbery	221	Motor Vehicle Theft	166	Trespassing	426
Aggravated Assault	181	Vandalism	162	Vagrancy & Loitering	394
Simple Assault	213				

CAP SCORE SCALE



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MAX-1 SITE MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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04/15/2026

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PREMIUMPLUS

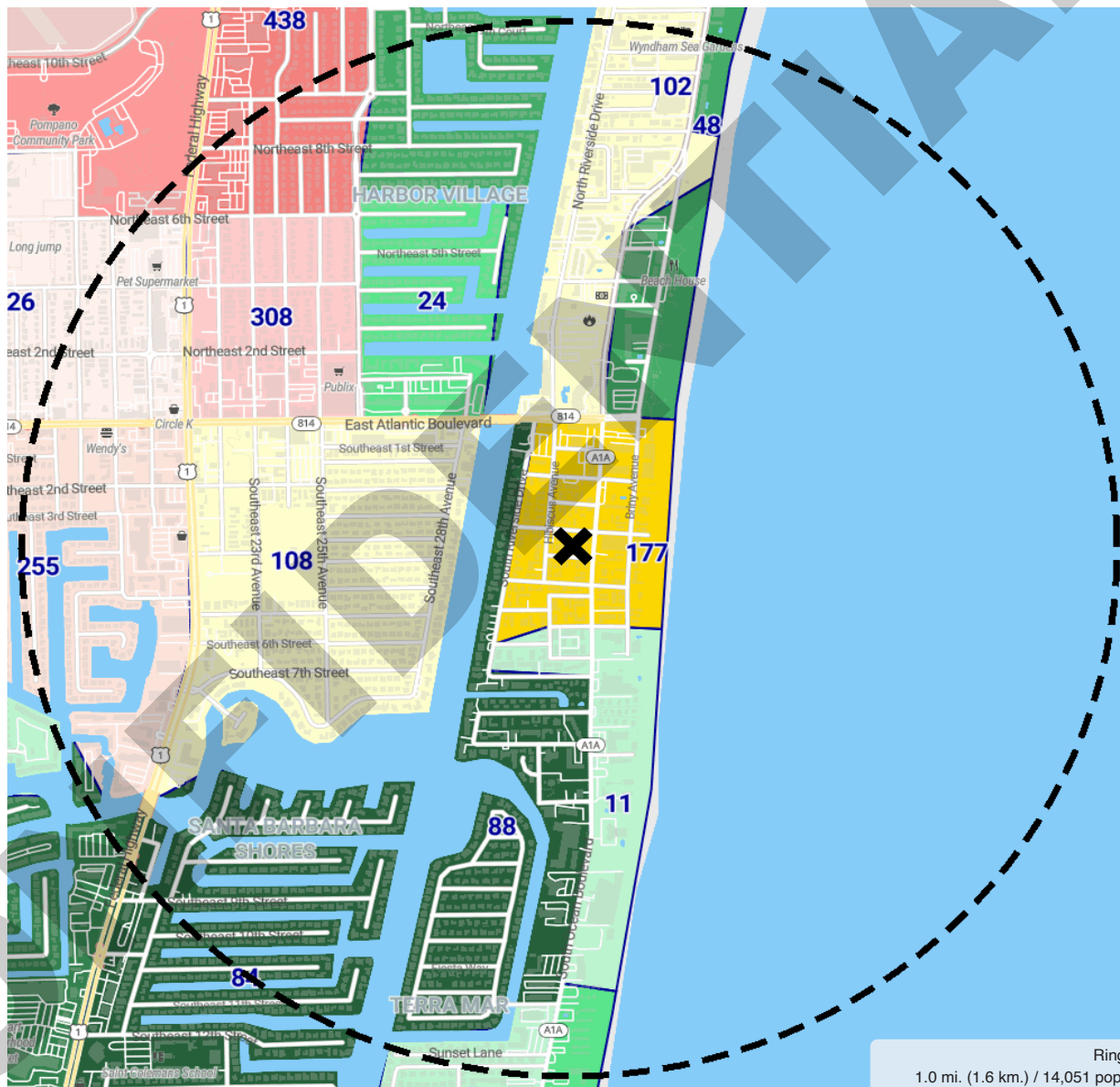
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

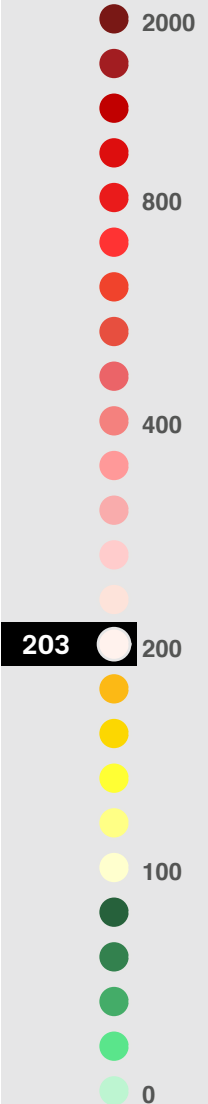
203

THE CRIME RISK AT THIS SITE IS 2.03
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS		182
Homicide		168
Rape		112
Robbery		221
Aggravated Assault		181
Simple Assault		213
CRIMES AGAINST PROPERTY		229
Burglary		230
Larceny		239
Motor Vehicle Theft		166
Vandalism		162
CRIMES AGAINST SOCIETY		263
Disorderly Conduct		287
Drug Offenses		229
Trespassing		426
Vagrancy & Loitering		394



CAP SCORE SCALE



Ring
1.0 mi. (1.6 km.) / 14,051 pop.



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MAX-1 HEAT MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

DRC

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04/15/2026

CRIMECAST
PREMIUMPLUS

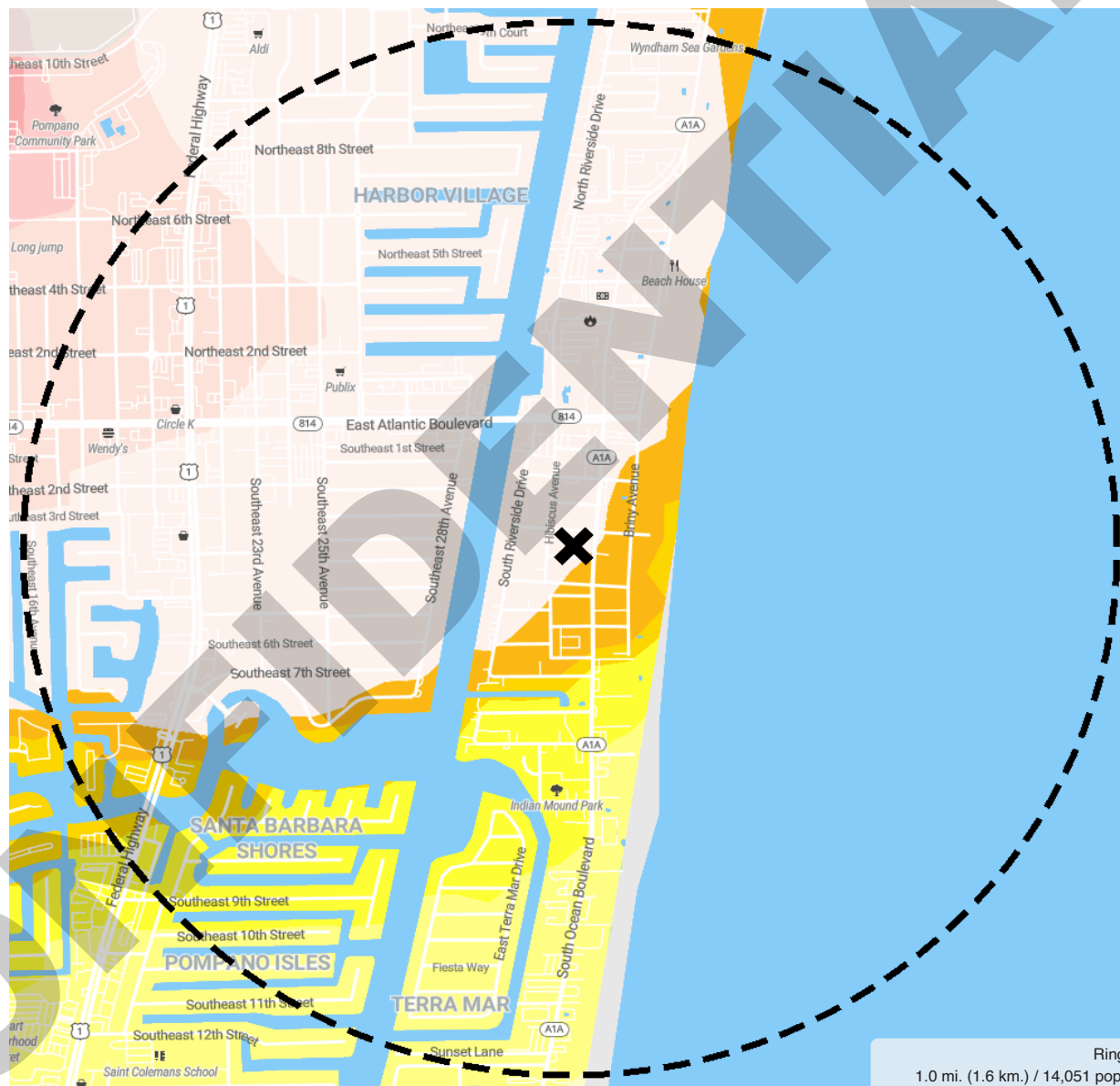
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

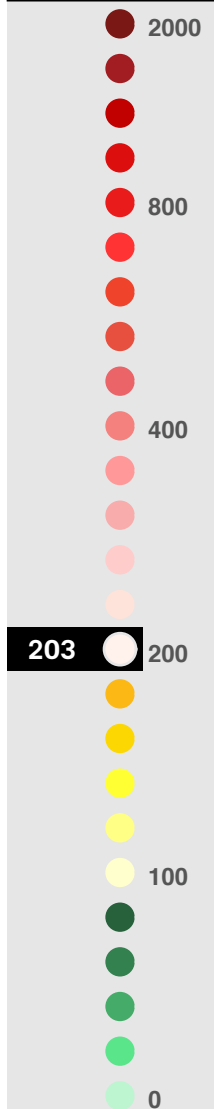
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CRIMES AGAINST PERSONS		182
Homicide		168
Rape		112
Robbery		221
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CAP SCORE SCALE



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MAX-1 SCORE SUMMARY

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS



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	191	203	190	198	212	197	140	145	137
CRIMES AGAINST PERSONS	173	182	177	188	204	191	135	141	136
Homicide	165	168	168	279	291	290	177	176	179
Rape	98	112	114	177	208	203	138	160	157
Robbery	208	221	211	297	318	304	179	185	178
Aggravated Assault	169	181	172	164	174	166	122	127	122
Simple Assault	205	213	212	155	160	157	122	126	124
CRIMES AGAINST PROPERTY	223	229	225	199	205	197	148	150	147
Burglary	234	230	234	232	230	230	172	168	169
Larceny	238	239	244	193	193	194	148	146	148
Motor Vehicle Theft	152	166	168	190	211	209	124	136	134
Vandalism	151	162	180	163	177	193	120	129	140
CRIMES AGAINST SOCIETY	256	263	248	204	203	189	189	191	179
Disorderly Conduct	282	287	274	307	314	304	226	226	219
Drug Offenses	226	229	219	170	166	156	178	178	168
Trespassing	434	426	412	390	378	365	267	256	246
Vagrancy & Loitering	375	394	384	294	302	299	133	135	133

MAX-3 SUMMARY PAGE

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS

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04/15/2026

FALL 2025 NATIONAL CRIME RISK SCORES

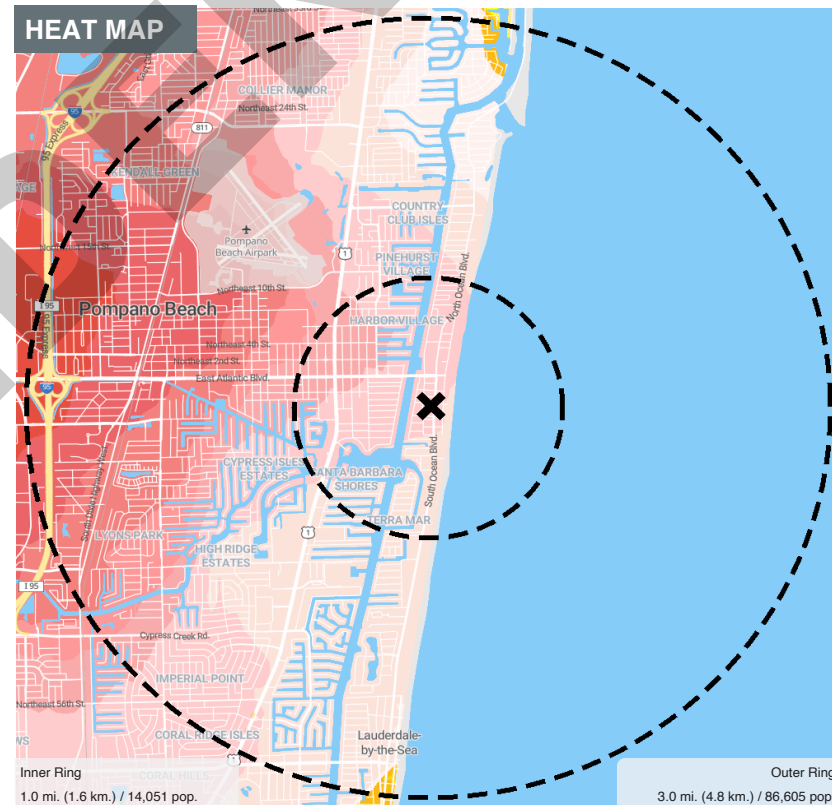
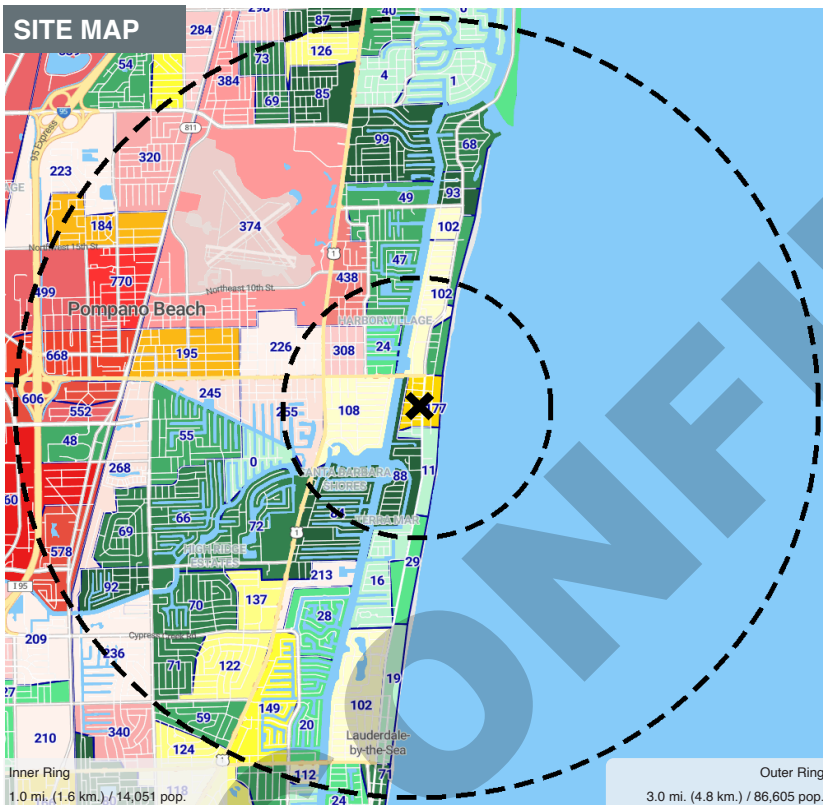
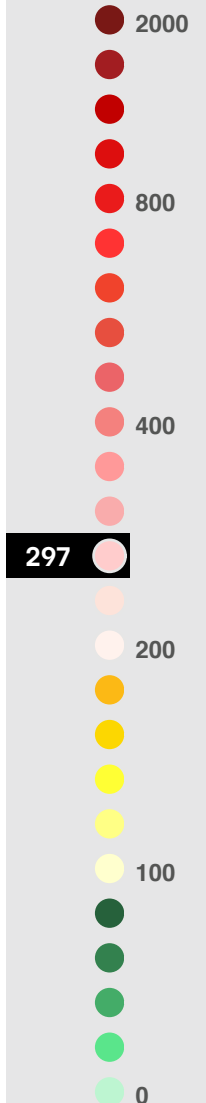
THIS SITE'S CAP INDEX® SCORE:

297

THE CRIME RISK AT THIS SITE IS 2.97
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	266	CRIMES AGAINST PROPERTY	285	CRIMES AGAINST SOCIETY	357
Homicide	329	Burglary	288	Disorderly Conduct	299
Rape	129	Larceny	286	Drug Offenses	338
Robbery	335	Motor Vehicle Theft	210	Trespassing	507
Aggravated Assault	258	Vandalism	210	Vagrancy & Loitering	670
Simple Assault	280				

CAP SCORE SCALE



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MAX-3 SITE MAP

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PREMIUMPLUS

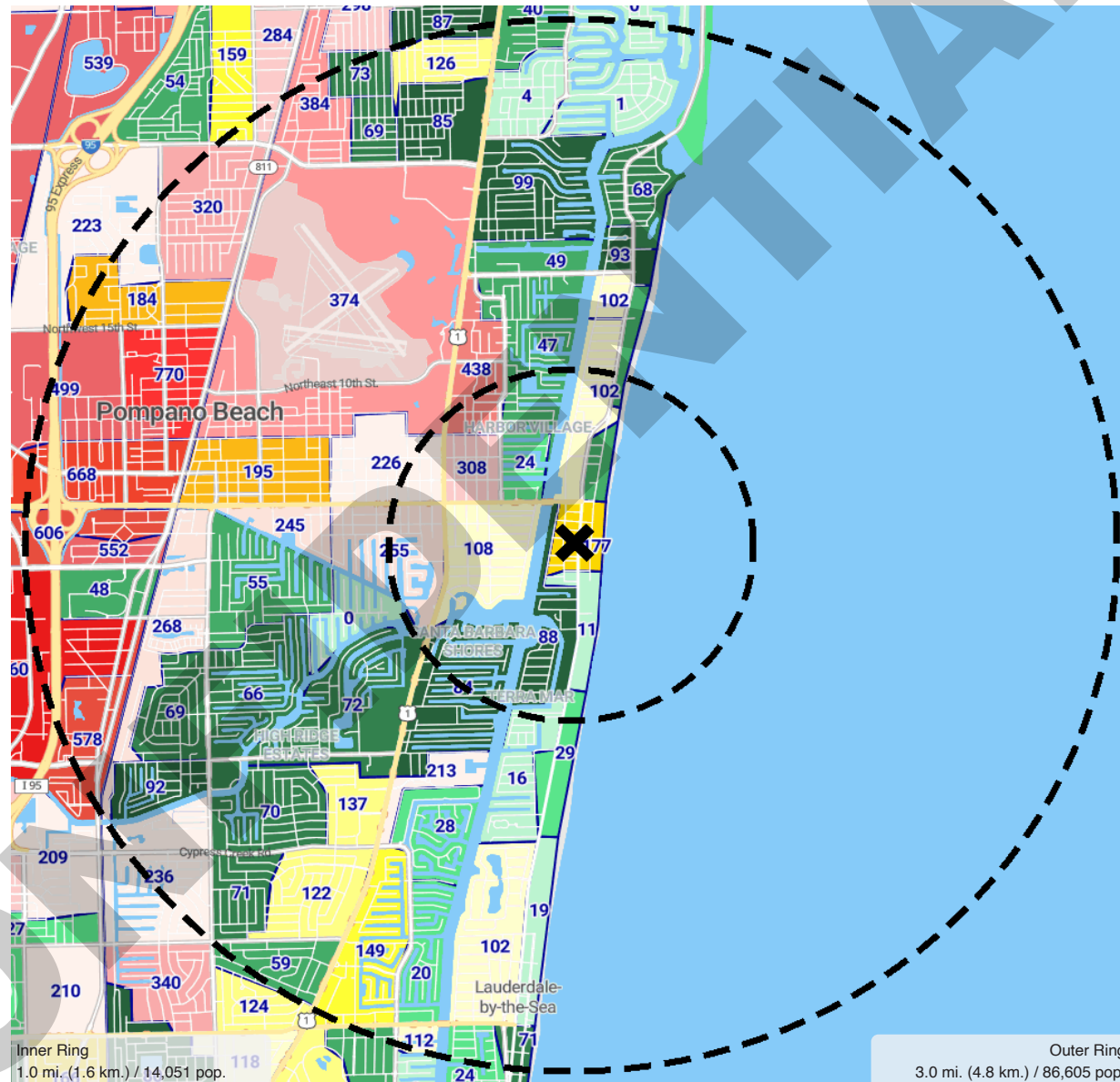
FALL 2025 NATIONAL CRIME RISK SCORES

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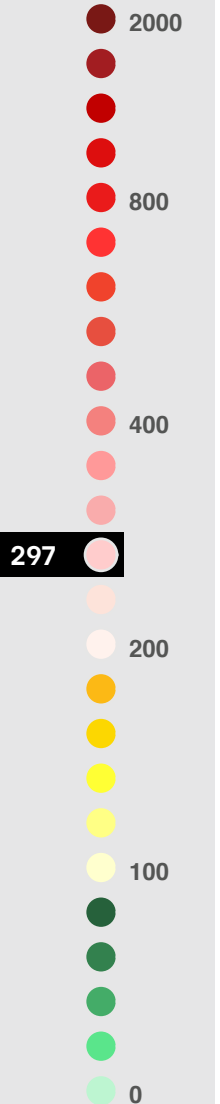
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Larceny	286
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CAP SCORE SCALE



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MAX-3 HEAT MAP

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ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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CRIMECAST
PREMIUMPLUS

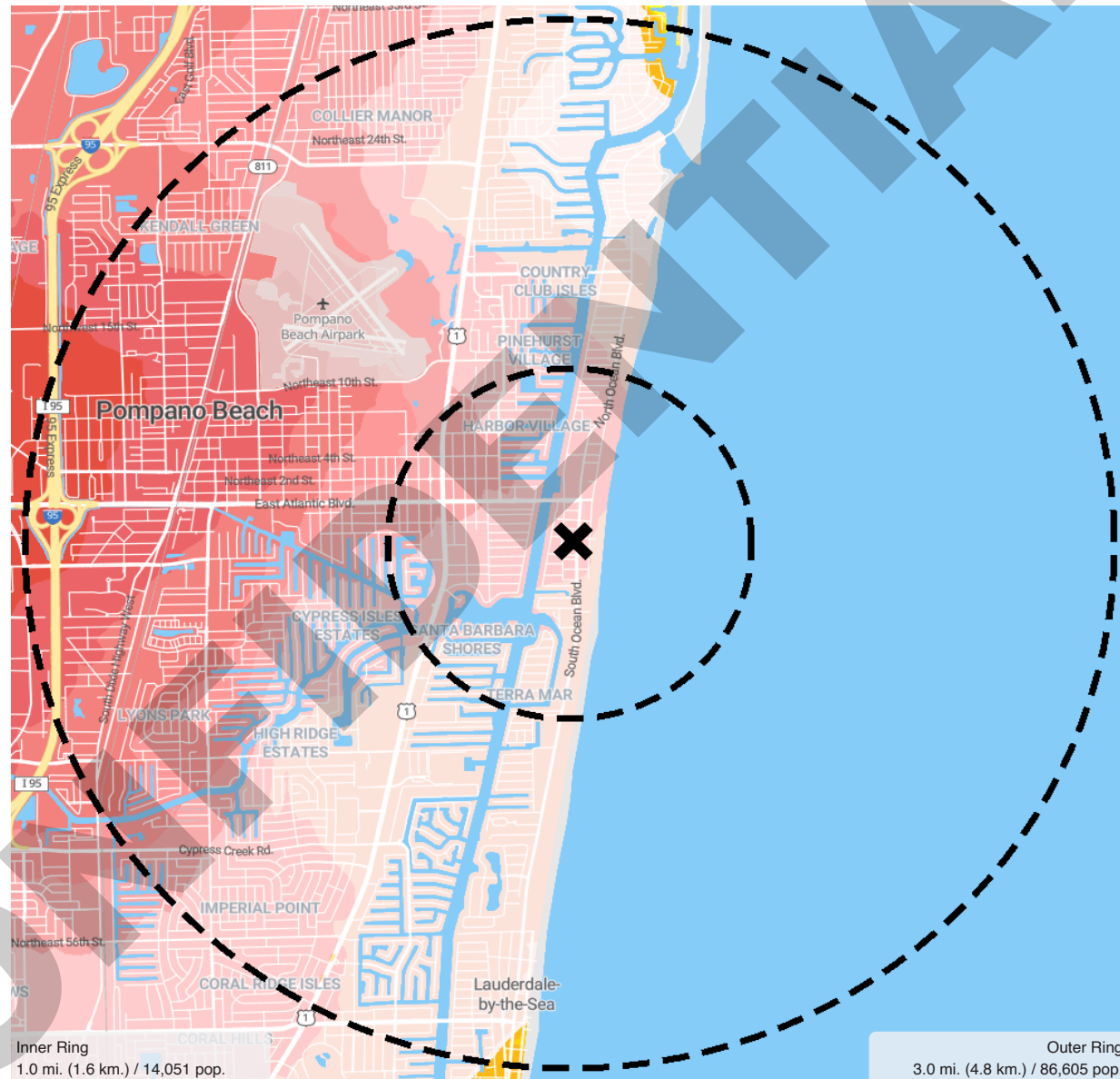
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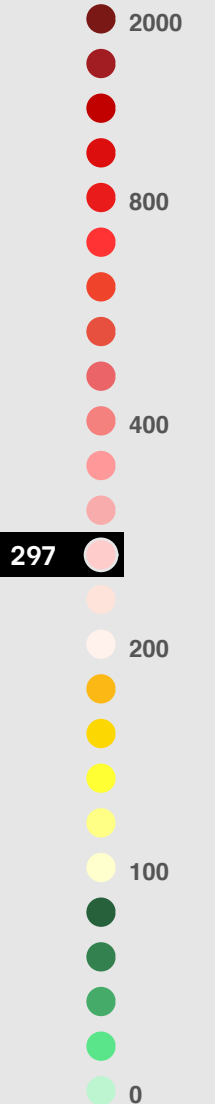
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MAX-3 SCORE SUMMARY

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062



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	280	297	279	291	310	289	205	212	201
CRIMES AGAINST PERSONS	251	266	256	273	298	277	196	207	197
Homicide	314	329	314	530	569	541	337	345	334
Rape	126	129	133	228	239	237	178	184	183
Robbery	317	335	320	452	482	461	273	280	270
Aggravated Assault	242	258	244	235	248	235	174	181	174
Simple Assault	274	280	285	207	210	211	163	165	167
CRIMES AGAINST PROPERTY	290	285	287	259	255	251	193	187	187
Burglary	302	288	292	300	288	287	223	210	210
Larceny	286	286	286	232	231	228	178	175	174
Motor Vehicle Theft	211	210	218	264	266	271	172	172	174
Vandalism	211	210	229	227	229	245	167	167	178
CRIMES AGAINST SOCIETY	361	357	340	287	275	259	266	259	245
Disorderly Conduct	301	299	289	328	327	320	241	235	231
Drug Offenses	345	338	321	259	245	228	271	262	246
Trespassing	510	507	504	458	450	446	314	304	301
Vagrancy & Loitering	637	670	646	499	514	503	225	229	224

MAX-6 SUMMARY PAGE

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS

DRC

PZ25-12000046
04/15/2026

FALL 2025 NATIONAL CRIME RISK SCORES

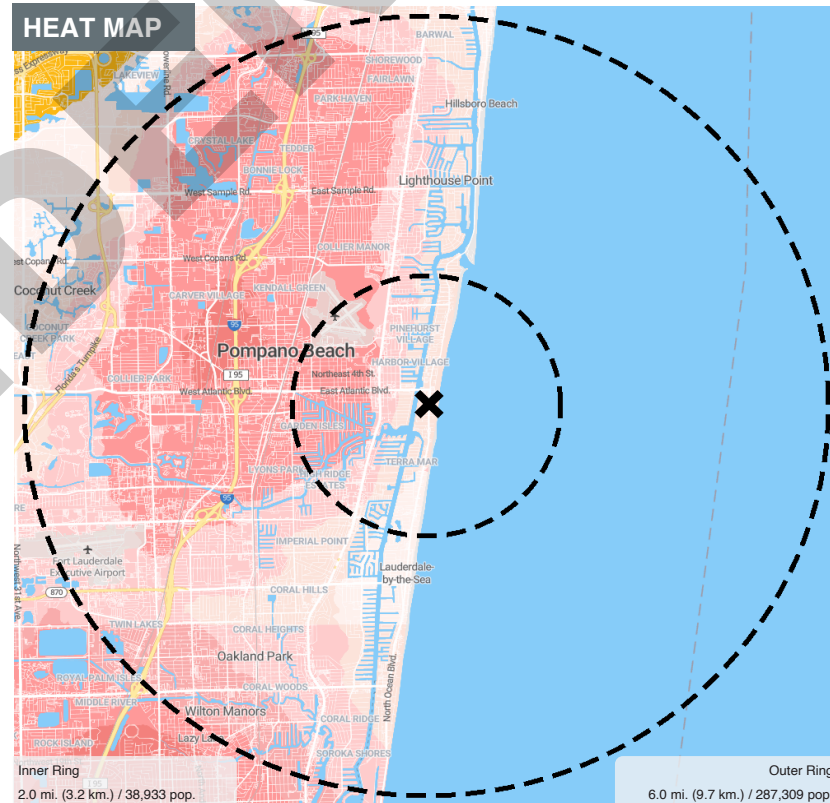
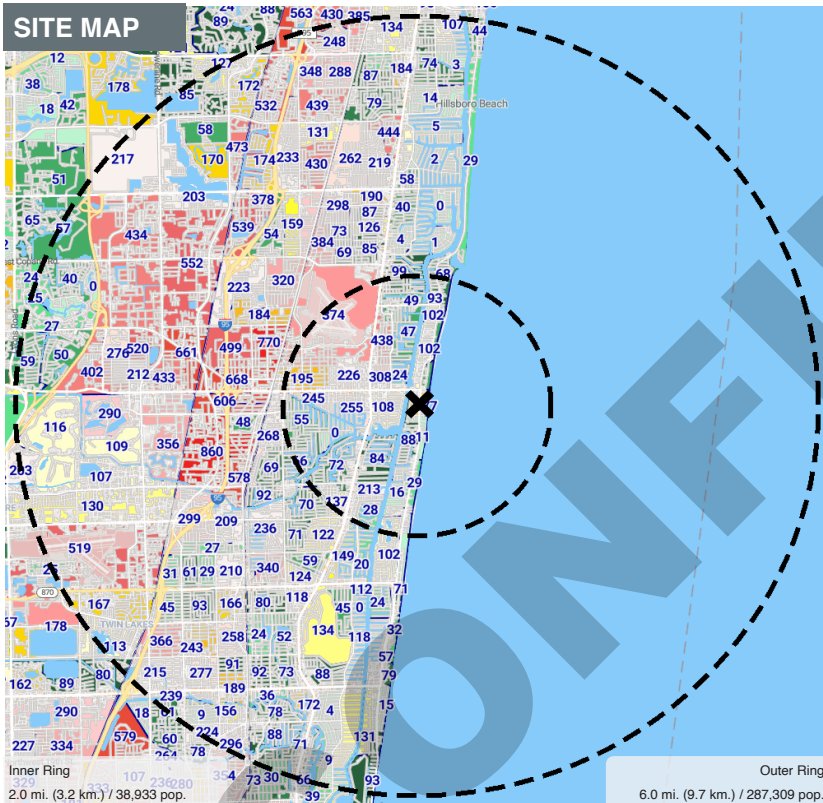
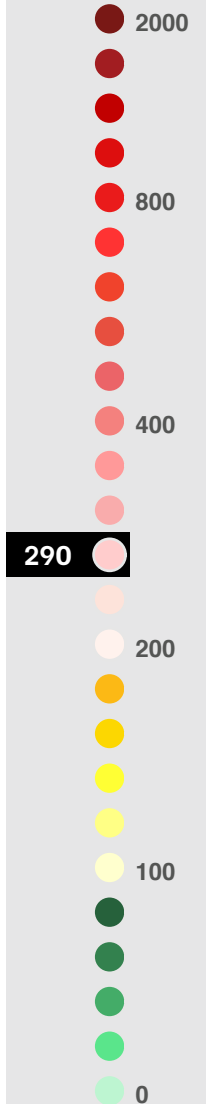
THIS SITE'S CAP INDEX® SCORE:

290

THE CRIME RISK AT THIS SITE IS 2.9
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	258	CRIMES AGAINST PROPERTY	278	CRIMES AGAINST SOCIETY	331
Homicide	314	Burglary	275	Disorderly Conduct	293
Rape	139	Larceny	284	Drug Offenses	319
Robbery	319	Motor Vehicle Theft	203	Trespassing	619
Aggravated Assault	256	Vandalism	204	Vagrancy & Loitering	608
Simple Assault	268				

CAP SCORE SCALE



CAP
INDEX

Creation Date: October 21, 2025
Release: Fall 2025



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MAX-6 SITE MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

DRC

PZ25-12000046
04/15/2026

CRIMECAST
PREMIUMPLUS

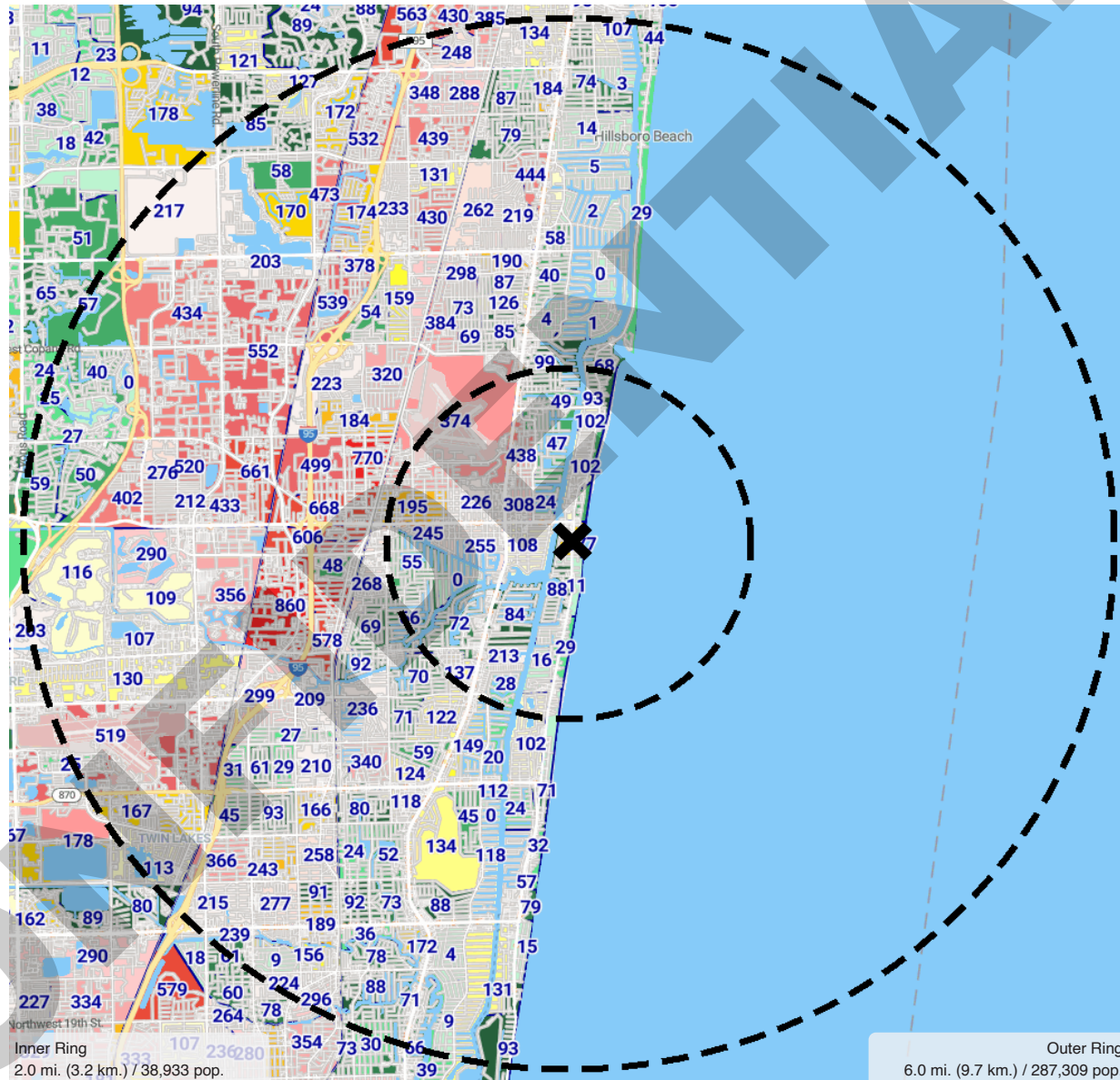
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

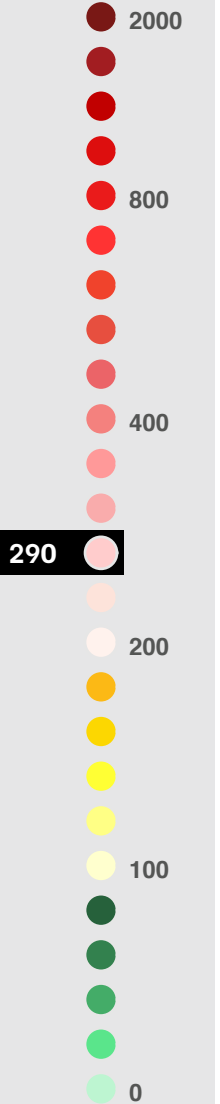
290

THE CRIME RISK AT THIS SITE IS 2.9
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS		258
Homicide		314
Rape		139
Robbery		319
Aggravated Assault		256
Simple Assault		268
CRIMES AGAINST PROPERTY		278
Burglary		275
Larceny		284
Motor Vehicle Theft		203
Vandalism		204
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MAX-6 HEAT MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

DRC

PZ25-12000046
04/15/2026

CRIMECAST
PREMIUMPLUS

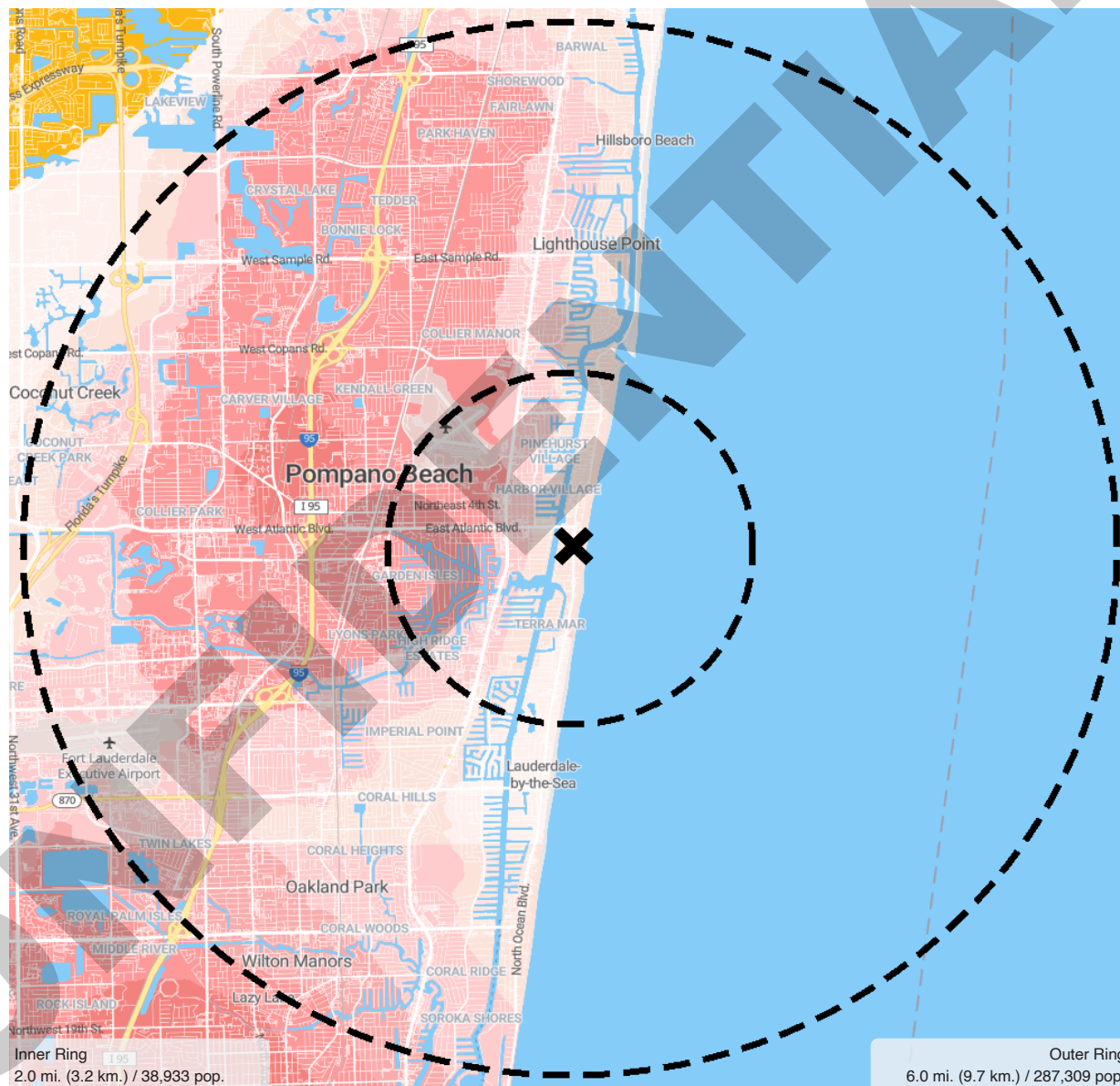
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

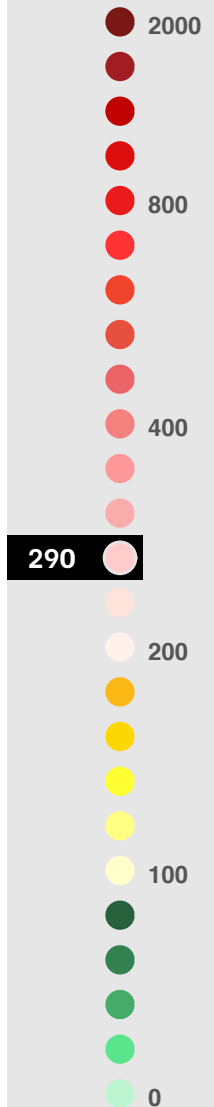
290

THE CRIME RISK AT THIS SITE IS 2.9
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	
Homicide	314
Rape	139
Robbery	319
Aggravated Assault	256
Simple Assault	268
CRIMES AGAINST PROPERTY	
Burglary	275
Larceny	284
Motor Vehicle Theft	203
Vandalism	204
CRIMES AGAINST SOCIETY	
Disorderly Conduct	293
Drug Offenses	319
Trespassing	619
Vagrancy & Loitering	608



CAP SCORE SCALE



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MAX-6 SCORE SUMMARY

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS



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	273	290	274	283	302	284	199	207	197
CRIMES AGAINST PERSONS	242	258	248	264	289	268	189	201	191
Homicide	297	314	300	501	543	517	318	330	319
Rape	138	139	144	250	258	256	195	198	198
Robbery	302	319	306	431	459	441	260	267	258
Aggravated Assault	242	256	242	235	246	233	174	180	172
Simple Assault	263	268	272	198	201	202	157	158	159
CRIMES AGAINST PROPERTY	281	278	280	251	249	245	187	183	183
Burglary	283	275	277	281	275	272	209	201	199
Larceny	288	284	292	234	229	233	179	174	177
Motor Vehicle Theft	206	203	213	258	258	265	168	166	170
Vandalism	207	204	219	223	223	234	164	162	170
CRIMES AGAINST SOCIETY	335	331	319	266	255	243	247	240	230
Disorderly Conduct	297	293	293	324	320	325	238	231	234
Drug Offenses	324	319	304	243	231	216	255	248	233
Trespassing	597	619	616	536	550	545	368	372	368
Vagrancy & Loitering	574	608	583	449	467	454	203	208	202

MAX-12 SUMMARY PAGE

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS

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04/15/2026

FALL 2025 NATIONAL CRIME RISK SCORES

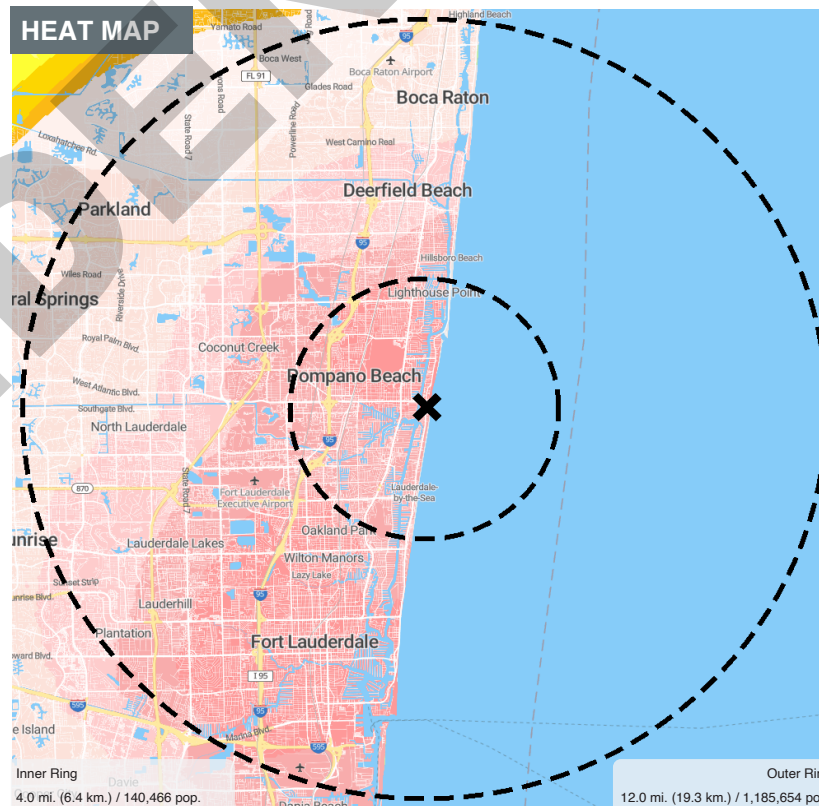
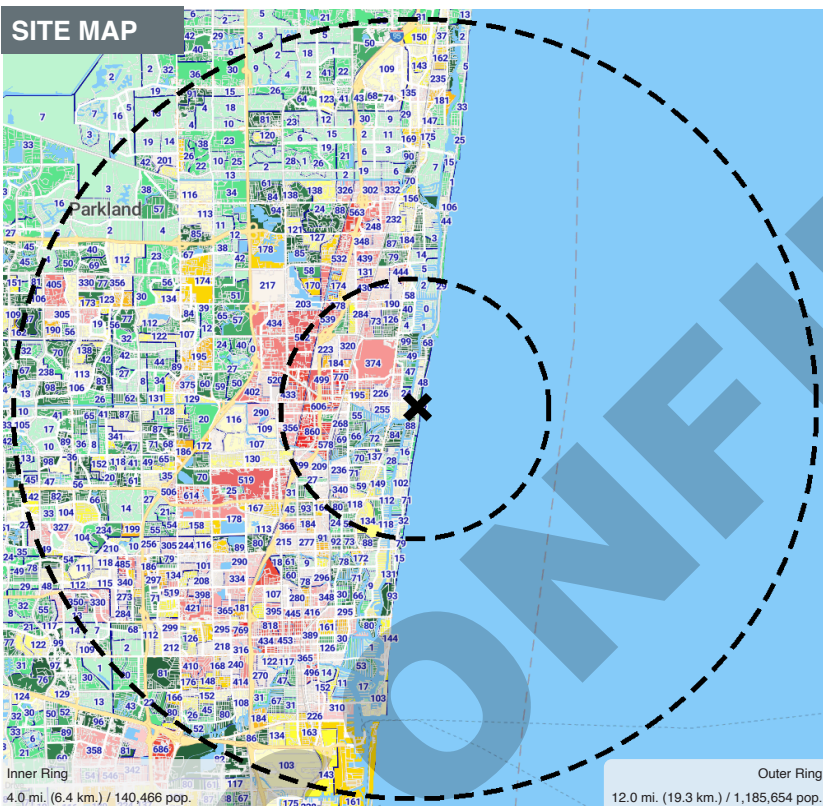
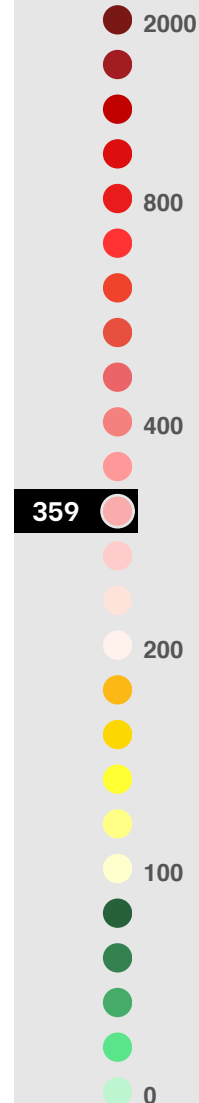
THIS SITE'S CAP INDEX® SCORE:

359

THE CRIME RISK AT THIS SITE IS 3.59
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	317	CRIMES AGAINST PROPERTY	340	CRIMES AGAINST SOCIETY	357
Homicide	519	Burglary	312	Disorderly Conduct	311
Rape	165	Larceny	373	Drug Offenses	346
Robbery	385	Motor Vehicle Theft	290	Trespassing	628
Aggravated Assault	341	Vandalism	237	Vagrancy & Loitering	751
Simple Assault	323				

CAP SCORE SCALE



**CAP
INDEX**

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MAX-12 SITE MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

DRC

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04/15/2026

CRIMECAST
PREMIUMPLUS

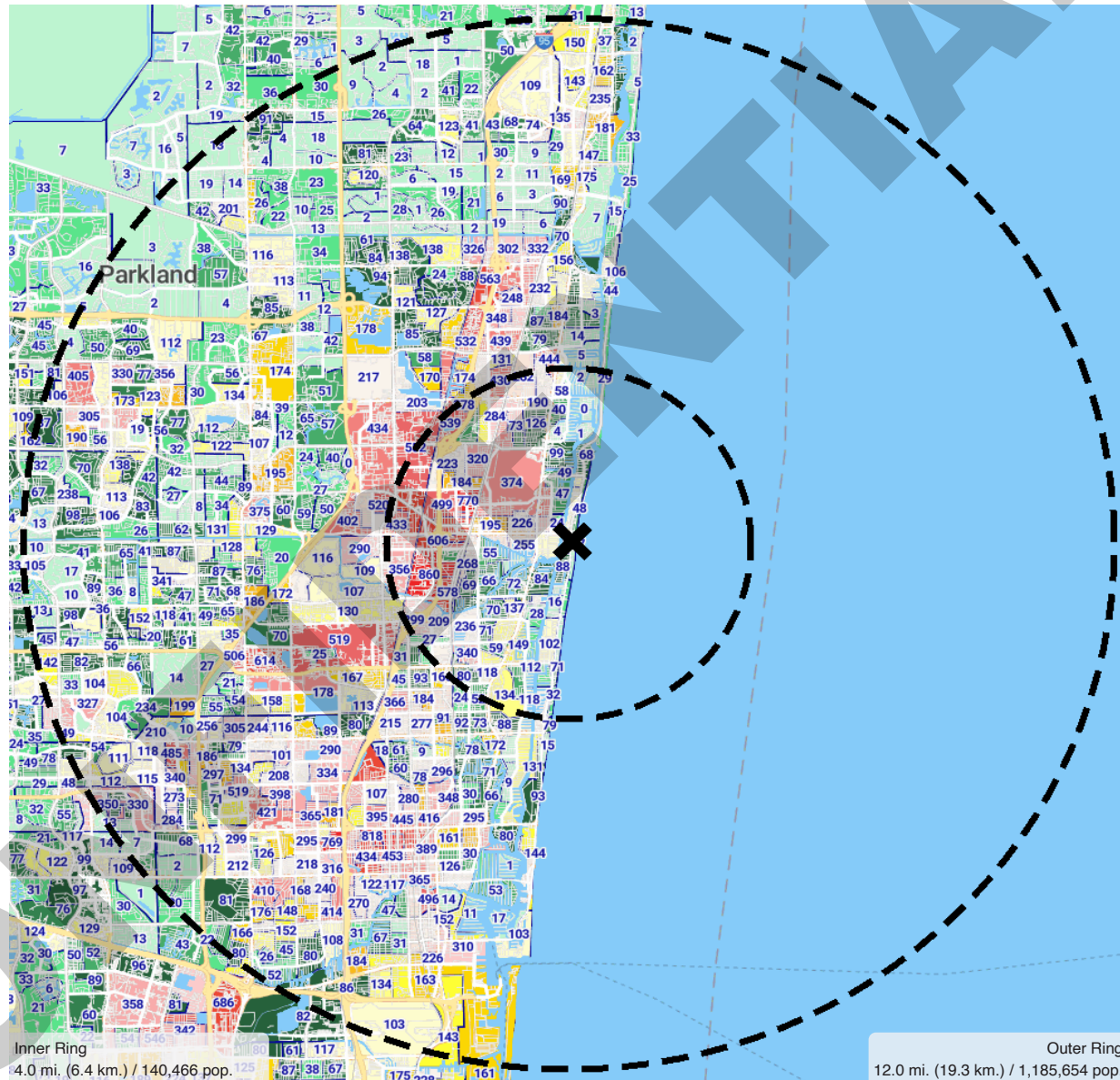
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

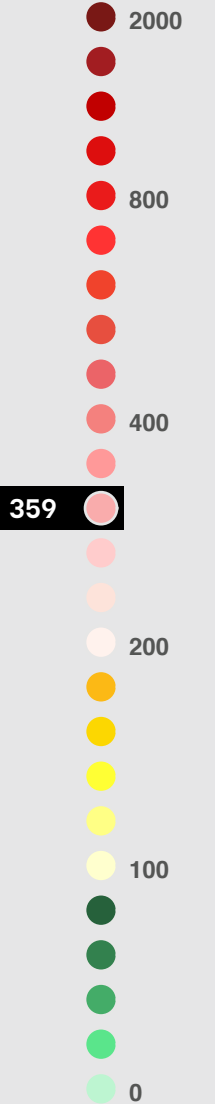
359

THE CRIME RISK AT THIS SITE IS 3.59
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 317	
Homicide	519
Rape	165
Robbery	385
Aggravated Assault	341
Simple Assault	323
CRIMES AGAINST PROPERTY 340	
Burglary	312
Larceny	373
Motor Vehicle Theft	290
Vandalism	237
CRIMES AGAINST SOCIETY 357	
Disorderly Conduct	311
Drug Offenses	346
Trespassing	628
Vagrancy & Loitering	751



CAP SCORE SCALE



Outer Ring
12.0 mi. (19.3 km.) / 1,185,654 pop.



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MAX-12 HEAT MAP

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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CRIMECAST
PREMIUMPLUS

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

359

THE CRIME RISK AT THIS SITE IS 3.59
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 317

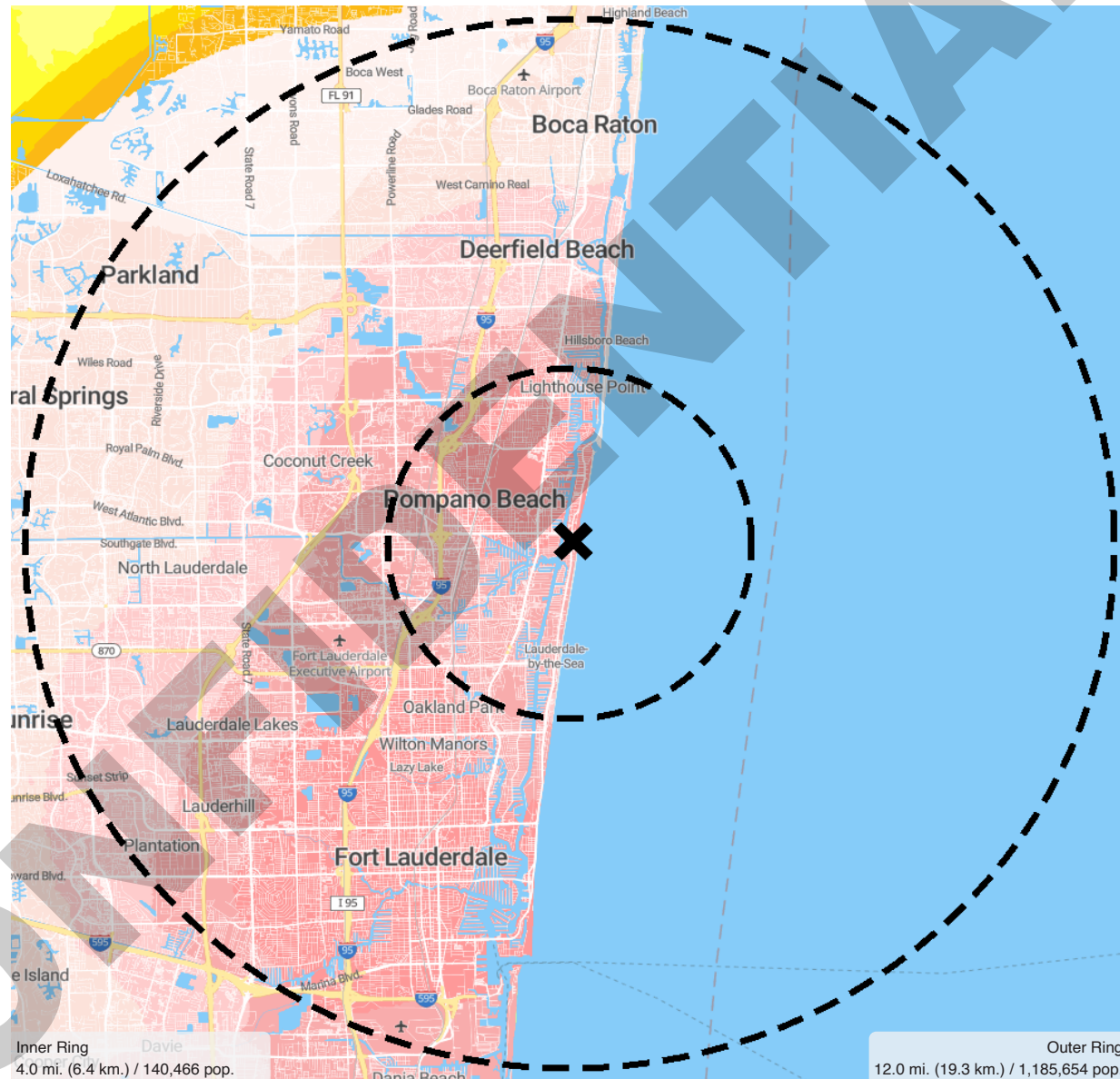
Homicide	519
Rape	165
Robbery	385
Aggravated Assault	341
Simple Assault	323

CRIMES AGAINST PROPERTY 340

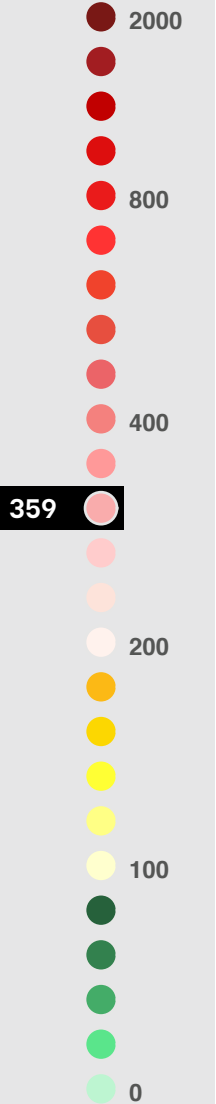
Burglary	312
Larceny	373
Motor Vehicle Theft	290
Vandalism	237

CRIMES AGAINST SOCIETY 357

Disorderly Conduct	311
Drug Offenses	346
Trespassing	628
Vagrancy & Loitering	751



CAP SCORE SCALE



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MAX-12 SCORE SUMMARY

SITE NAME: 3305 SE 5 ST

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CRIMECAST
PREMIUMPLUS

DRC
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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	343	359	346	356	374	359	251	256	249
CRIMES AGAINST PERSONS	307	317	310	334	355	335	240	246	238
Homicide	493	519	498	832	898	858	528	545	530
Rape	170	165	173	307	306	308	240	235	238
Robbery	367	385	371	523	554	535	316	322	313
Aggravated Assault	336	341	329	326	328	317	242	239	234
Simple Assault	330	323	332	249	242	246	196	190	194
CRIMES AGAINST PROPERTY	349	340	350	311	304	306	232	223	228
Burglary	321	312	322	318	312	316	237	228	232
Larceny	382	373	384	310	301	306	237	228	233
Motor Vehicle Theft	299	290	303	374	368	376	244	237	242
Vandalism	244	237	247	263	259	264	193	188	192
CRIMES AGAINST SOCIETY	363	357	349	289	275	266	267	259	252
Disorderly Conduct	323	311	309	352	340	343	259	245	247
Drug Offenses	353	346	334	265	251	238	278	269	256
Trespassing	608	628	628	546	558	556	375	377	376
Vagrancy & Loitering	734	751	752	575	576	585	259	256	261

POINT OF INTEREST (POI) DATA

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

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 3.0 MI./4.8 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	0.3/0.5	29	223	951	2,937
 Rail, Subway, & Train Stations	4.0/6.4	0	0	2	6
Government/Medical POIs					
 Detention Facilities	2.4/3.9	0	1	6	8
 Fire Stations	0.4/0.6	1	7	21	67
 Hospitals	1.9/3.1	0	1	4	16
 Police Stations	1.9/3.1	0	3	7	26
Other POIs					
 Bars & Nightclubs	0.2/0.3	6	16	73	196
 Beer, Wine, & Liquor Stores	0.4/0.6	3	12	40	136
 Casinos	4.0/6.4	0	0	1	5
 Check Cashing Locations	0.5/0.8	6	31	102	357
 Convenience Stores & Gas Stations	0.3/0.5	4	34	121	398
 Homeless Shelters & Food Banks	3.1/5.0	0	0	4	13
 Pawn Shops	2.6/4.2	0	3	27	57

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

DEMOGRAPHIC DATA

SITE NAME: 3305 SE 5 ST

ADDRESS: 3305 SE 5 ST, POMPANO BEACH, FL 33062

CRIMECAST
PREMIUMPLUS

DRC
PZ25-12000046
04/15/2026

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	14,051	86,841	289,053	1,188,268	337,643,652
Per Square Mile	5,442.2	5,490.6	5,150.7	5,395.0	95.6
% Change	3.2%	2.4%	2.3%	2.8%	3.0%
By Age Group					
% 0-14	7.8%	13.1%	14.1%	15.7%	17.3%
% 15-17	1.3%	2.5%	2.6%	3.2%	3.7%
% 18-24	3.7%	6.0%	6.2%	8.0%	9.6%
% 25-44	16.6%	22.9%	24.8%	25.6%	26.4%
% 45-64	30.6%	28.4%	27.5%	26.2%	24.4%
% 65+	40.0%	27.1%	24.7%	21.4%	18.6%
By Marital Status (Age 15+)					
% Never Married	23.1%	32.3%	34.4%	34.9%	34.2%
% Married, Spouse Present	42.8%	38.8%	37.4%	38.6%	45.4%
% Married, Spouse Absent	6.2%	6.2%	6.8%	6.4%	4.3%
% Divorced	19.0%	15.4%	14.4%	13.6%	10.6%
% Widowed	9.0%	7.3%	7.0%	6.4%	5.5%
By Education Level (Age 25+)					
% Less than 9th Grade	2.5%	4.9%	6.3%	4.9%	4.7%
% Some High School, No Diploma	4.6%	6.0%	6.9%	6.3%	5.9%
% High School Graduate (including equivalent)	21.6%	23.1%	25.2%	26.1%	26.3%
% Some College, No Degree	18.9%	18.4%	18.2%	17.7%	19.3%
% Associate's Degree	8.2%	7.3%	7.9%	9.2%	8.8%
% Bachelor's Degree	26.0%	25.0%	21.8%	22.5%	21.3%
% Graduate Degree	18.2%	15.3%	13.7%	13.4%	13.8%

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DEMOGRAPHIC DATA

SITE NAME: 3305 SE 5 ST

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CRIMECAST
PREMIUMPLUS



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	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Household / Housing Data					
Total Households	7,950	40,804	129,889	485,959	129,687,464
Avg. People per HH	1.8	2.1	2.2	2.4	2.6
Median Value of Owner-Occupied Housing Units	\$678,109	\$694,416	\$564,394	\$533,744	\$439,069
% Renter-Occupied Housing Units	36.8%	41.3%	41.1%	41.5%	36.6%
Housing Units by Structure Type					
% 1 Unit Detached	16.9%	31.4%	32.4%	35.4%	61.5%
% 1 Unit Attached	1.7%	3.5%	4.5%	7.8%	6.1%
% 2+ Units	81.2%	63.9%	60.5%	54.7%	26.5%
% Mobile Home	0.2%	1.2%	2.5%	2.0%	5.9%
% Other Type	0.0%	0.0%	0.1%	0.1%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	10.0%	9.7%	9.3%	8.3%	8.5%
% 1 Vehicle	51.1%	46.8%	46.9%	44.3%	33.4%
% 2+ Vehicles	38.9%	43.5%	43.8%	47.4%	58.2%

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DEMOGRAPHIC DATA

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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	\$83,858	\$77,161	\$71,282	\$77,357	\$88,229
% of Families Below Poverty Level	6.2%	10.6%	10.9%	10.6%	8.9%
% of Population Unemployed (Age 16+)	3.4%	3.3%	3.7%	3.3%	2.9%
Workers by Means of Transport (Age 16+)					
% Work at Home	25.4%	15.9%	13.4%	13.0%	13.3%
% Walk	2.1%	1.7%	1.7%	1.4%	2.4%
% Bicycle	0.6%	0.8%	0.8%	0.5%	0.4%
% Carpool	5.6%	9.1%	10.8%	9.6%	8.5%
% Drive Alone	62.9%	65.5%	65.9%	68.8%	69.3%
% Public Transport	0.8%	1.4%	2.4%	2.3%	3.3%
% Other	1.2%	3.7%	3.1%	2.4%	1.5%

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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 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®



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