



September 4th, 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 Rising Tide Car wash (2901 W ATLANTIC BOULEVARD POMPANO BEACH FL 33069, folio [484233450010](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing RACETRAC INC in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is 52,371 sq. ft. (1.20 acres), located north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue in Pompano Beach. Please refer to **EXHIBIT A** included with this narrative. Currently, the property is vacant. The contract buyer ("Applicant") intends to develop the property with a new 3,500 sq. ft. express car wash and related site and landscape modifications.

A CrimeCast report was generated by CAP Index, Inc. (refer to **EXHIBIT B** included with this narrative; <https://capindex.com/>) utilizing 2025 crime data and 2023 census data, and provides CAP scores that designate levels of crime risk, as well as several maps that show specified levels of crime in the area of the proposed project. Scores and maps are provided for a maximum of 1-, 3-, 6-, and 12-mile radius from the project. This report identifies the different types of crimes that correspond to the CAP score for each max radius study area. For ease of understanding this data, the following categories should be made clear. For more information and the exact Federal Bureau of Investigation (FBI)'s offense definitions, please visit <https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/offense-definitions>).

Crimes Against Persons- include:

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

Crimes Against Property- include:

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

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

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

PZ25-12000026 A summary of the CAP Index scores for the subject property is provided below, by study area
10/15/2025 radius.

2025 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	309 (3.09 times the national average of 100)
MAX-3 (3-mile radius)	383 (3.83 times the national average of 100)
MAX-6 (6-mile radius)	381 (3.81 times the national average of 100)
MAX-12 (12-mile radius)	433 (4.33 times the national average of 100)

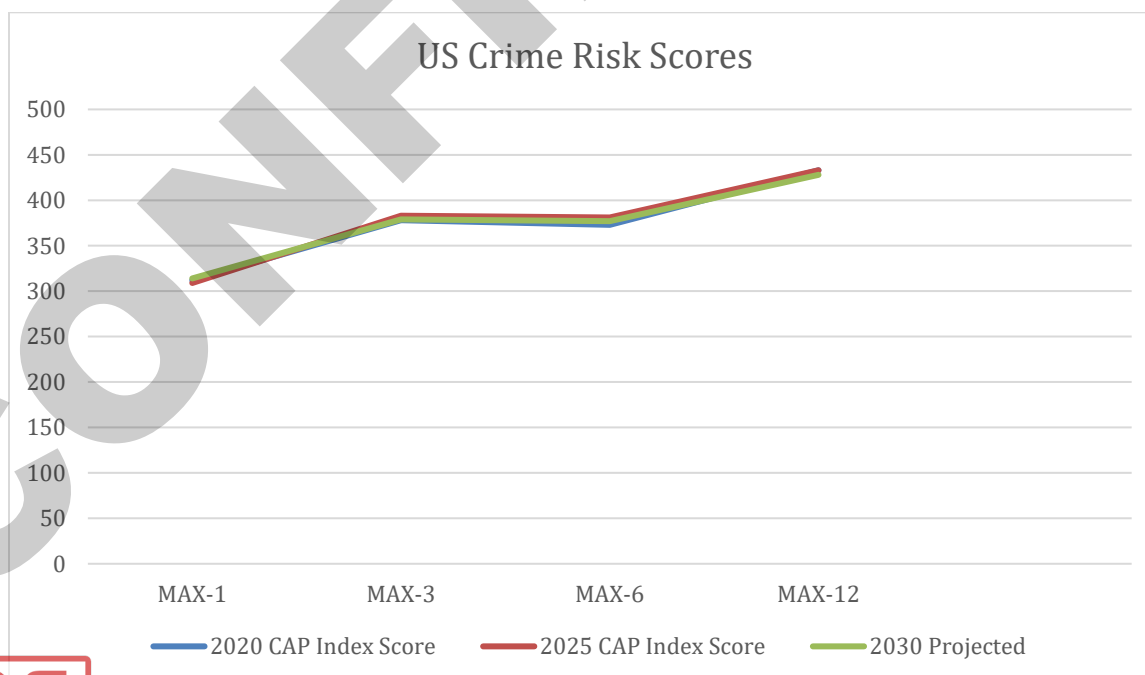
Within Broward County's Max-1 (1-mile), Max-3 (3-mile), and Max-6 (6-mile) study areas, Crimes Against Persons indicate to be the most reported of all crimes. For the and Max-12 (12-mile) study area, Crimes Against Property indicate to be most reported. Please see below for a Broward County "Top Crime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

BROWARD COUNTY TOP CRIME CATEGORY, PER STUDY AREA			
MAX-1	MAX-3	MAX-6	MAX-12
Crimes Against Persons (homicide, rape, robbery, aggravated assault)	Crimes Against Persons (homicide, rape, robbery, aggravated assault)	Crimes Against Persons (homicide, rape, robbery, aggravated assault)	Crimes Against Property (burglary, larceny, motor vehicle theft)
203 median	259 median	256 median	319 median

The report summarizes the following for Broward County:

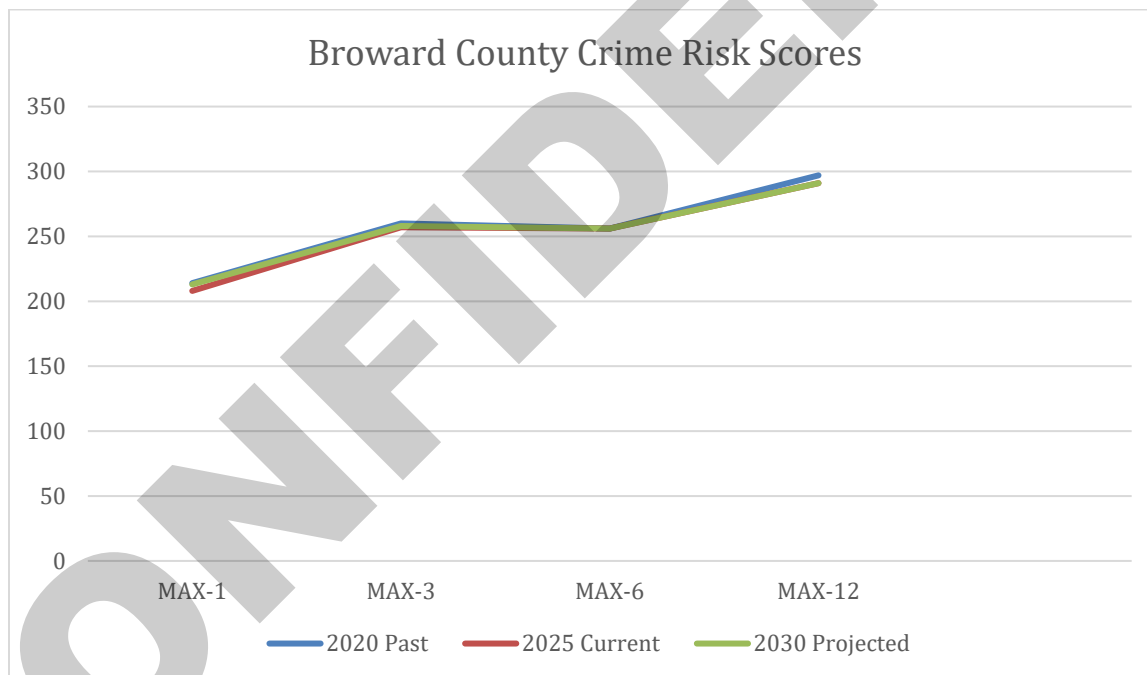
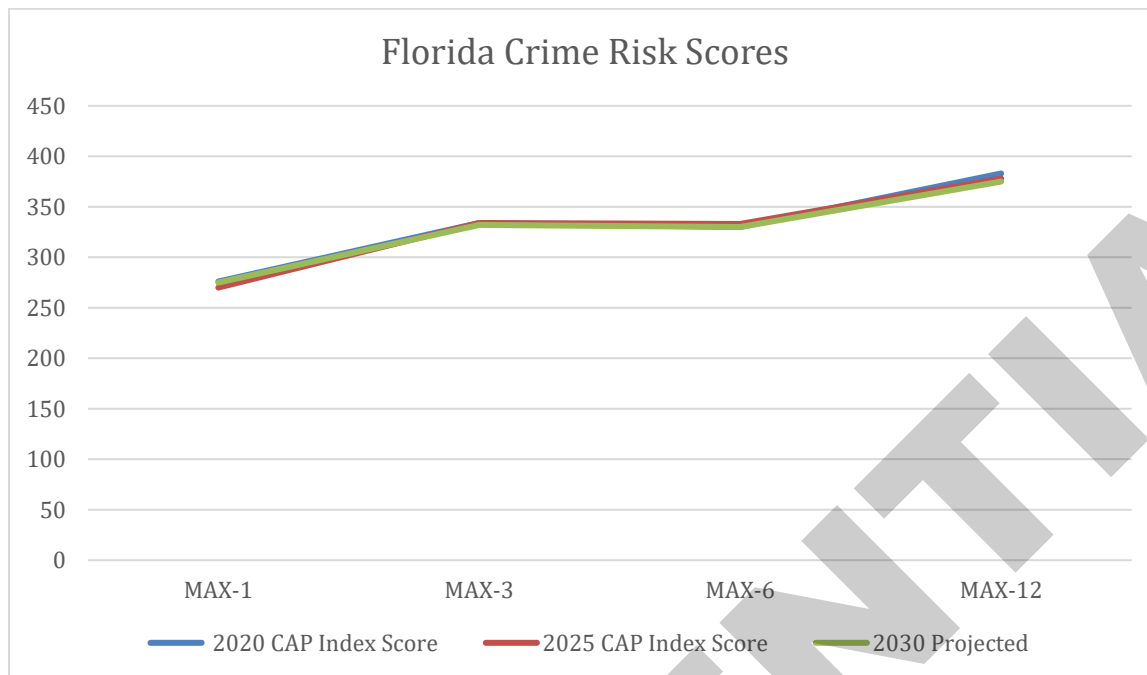
- Within the Max-1 (1-mile) study area, **homicide** is currently the most reported.
- Within the Max-3 (3-mile) study area, **homicide** is currently the most reported.
- Within the Max-6 (6-mile radius) study area, **homicide** is currently the most reported.
- Within the Max-12 (12-mile radius) study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

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



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

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PROJECTIONS IN CAP INDEX FOR BROWARD COUNTY, PER STUDY AREA (median)				
CRIME CATEGORIES	MAX-1	MAX-3	MAX-6	MAX-12
<i>Crimes Against Persons</i>	Increase from 203 to 211	Increase from 259 to 262	Increase from 256 to 259	Increase from 288 to 291
<i>Crimes Against Property</i>	Increase from 190 to 193	Decrease from 205 to 202	Decrease from 218 to 213	Increase from 319 to 322
<i>Simple Assault</i>	Increase from 186 to 195	Increase from 205 to 209	Remaining at 242	Decrease from 281 to 275
<i>Vandalism</i>	Increase from 200 to 208	Increase from 221 to 223	Decrease from 232 to 230	Decrease from 324 to 310

The projections indicate that Crimes Against Persons will increase between 1-12 miles of this property. Crimes Against Property will increase within 3 miles of this property, decrease within 3 miles, but then again increase within 6-12 miles of this property. Simple Assault and Vandalism will increase within 3 miles. **Trends indicate there is a projected increase in all crime categories within 1 mile of this site.**

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

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



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

- Site has been arranged with numerous light poles and wall-mounted fixtures so that patrons can always maintain visibility of their surroundings.
- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Parking spaces are naturally surveilled by building windows and naturally surveilled by visitors and public activity.
- 180-degree wide angle peephole door viewers are included in all doors leading to the exterior.
- Install vandal proof/ resistant 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.

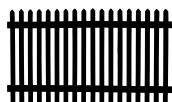
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- The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)
- Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2 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.
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control or with an alarm and robust mechanical locking system.
- Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.
- Wayfinding & instructional signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.
- 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.
- Perimeter fencing proposed is 358 Security fencing (<https://www.cld-systems.com/2023/10/09/what-is-358-security-fencing>).
- A robust locking mechanism such as a throw bolt with a robust shielded padlock is proposed for the dumpster entrance.

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PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Property proposes north property line buffer wall for separation and mitigation against residential area to the north.
- 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.

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- 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.

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- 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

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EXHIBIT A

Parcel Id: [484233450010](#)
Owner: RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
Situs W ATLANTIC BLVD POMPANO
Address: BEACH FL 33069

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EXHIBIT B

CONFIDENTIAL

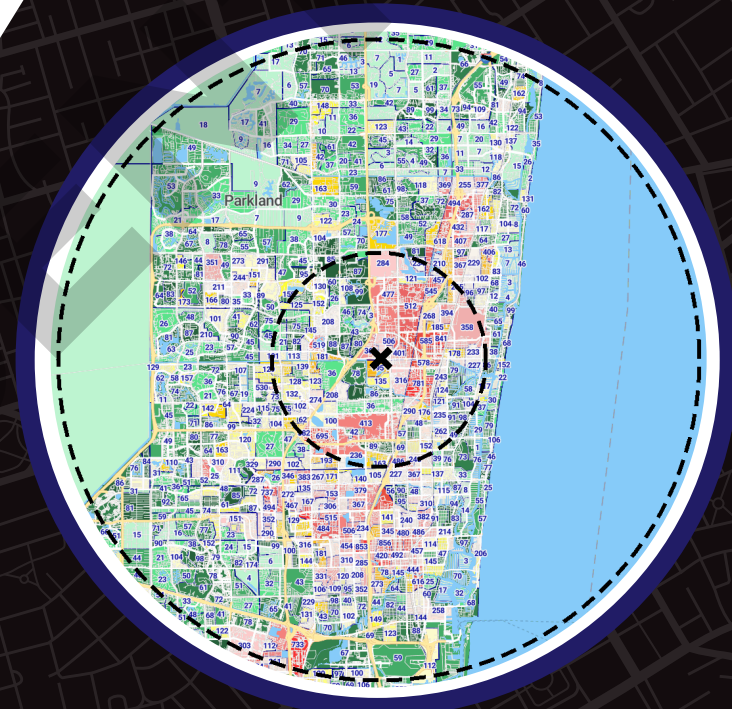
CRIMECAST

PREMIUMPLUS

GENERATED FOR: **PLANW3ST, LLC**SITE NAME: **RIISING TIDE CAR WASH**ADDRESS: **3000 WEST ATLANTIC BOULEVARD
POMPAÑO BEACH, FL 33069**CREATION DATE: **JUNE 23, 2025**

CRIMECAST® PREMIUM PLUS REPORT

CRIMECAST® Reports indicate the likelihood of crime and loss occurring at any address in the United States, Canada, Mexico, and the United Kingdom. Each report includes CAP Scores designating the risk of crime as well as detailed maps depicting those risks within a defined radius around each location.



2025 CAP INDEX® SCORES

MAX-1: 309

MAX-3: 383

MAX-6: 381

MAX-12: 433

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REPORT COMPONENTS

SCORING METHODOLOGY

This area indicates the scoring methodology being used. Reference the Appendix page for an explanation of the various methodologies.

CAP SCORES

The **National CAP Index® Score** indicates the overall risk of crime at the address.

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

CRIMECAST® MAPS

The **Site Map** shows the **Block Group Score** for each "neighborhood" surrounding a given location. The Site Map helps depict the potential origin of criminal activity occurring at the location.

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

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

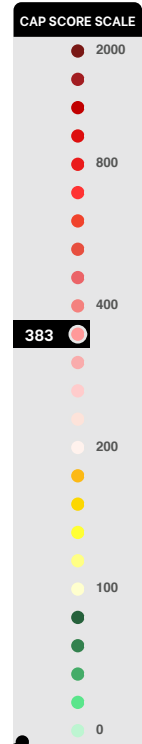
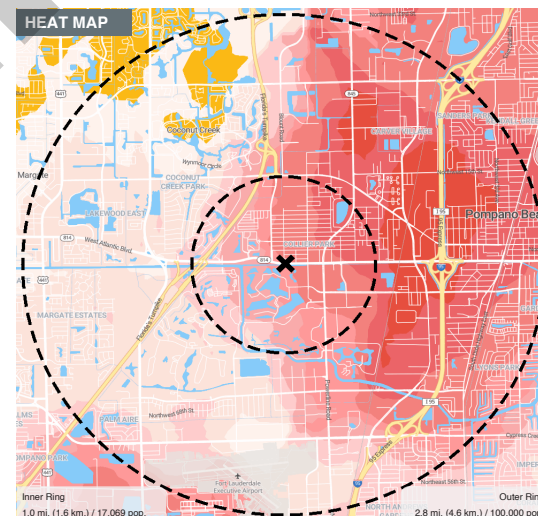
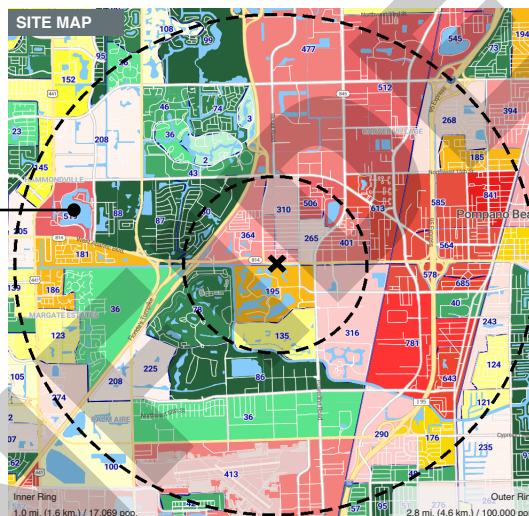
MAX-3 SUMMARY PAGE

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

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2025 NATIONAL CRIME RISK SCORES				
THIS SITE'S CAP INDEX® SCORE:		CRIMES AGAINST PERSONS	CRIMES AGAINST PROPERTY	SUPPLEMENTAL SCORES
383		Homicide	Burglary	Simple Assault
THE CRIME RISK AT THIS SITE IS 3.83 TIMES THE NATIONAL AVERAGE OF 100.		Rape	Larceny	Vandalism
		Robbery	Motor Vehicle Theft	
		Aggravated Assault		
		342	352	379
		323	374	287
		160	350	
		389	285	
		363		



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

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SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

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2025 NATIONAL CRIME RISK SCORES

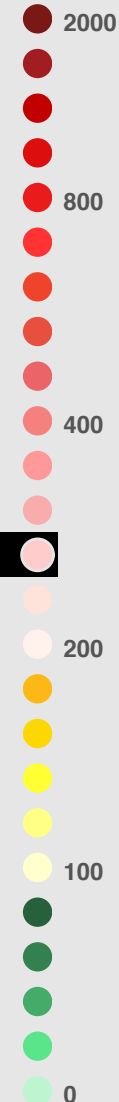
THIS SITE'S CAP INDEX® SCORE:

309

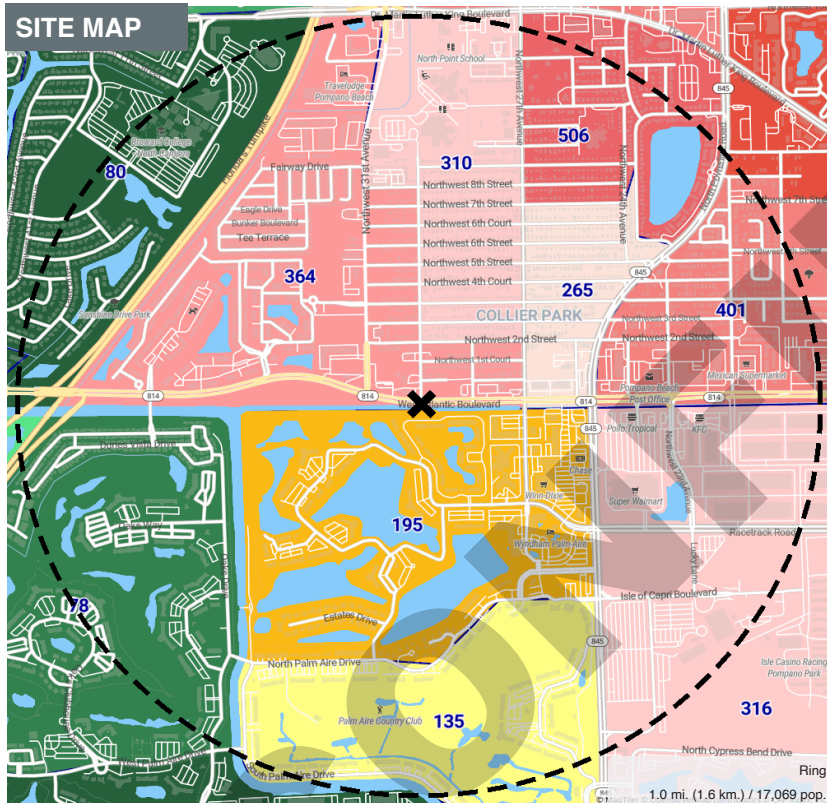
THE CRIME RISK AT THIS SITE IS 3.09
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	268	CRIMES AGAINST PROPERTY	326	SUPPLEMENTAL SCORES	
Homicide	294	Burglary	318	Simple Assault	344
Rape	135	Larceny	350	Vandalism	259
Robbery	290	Motor Vehicle Theft	240		
Aggravated Assault	293				

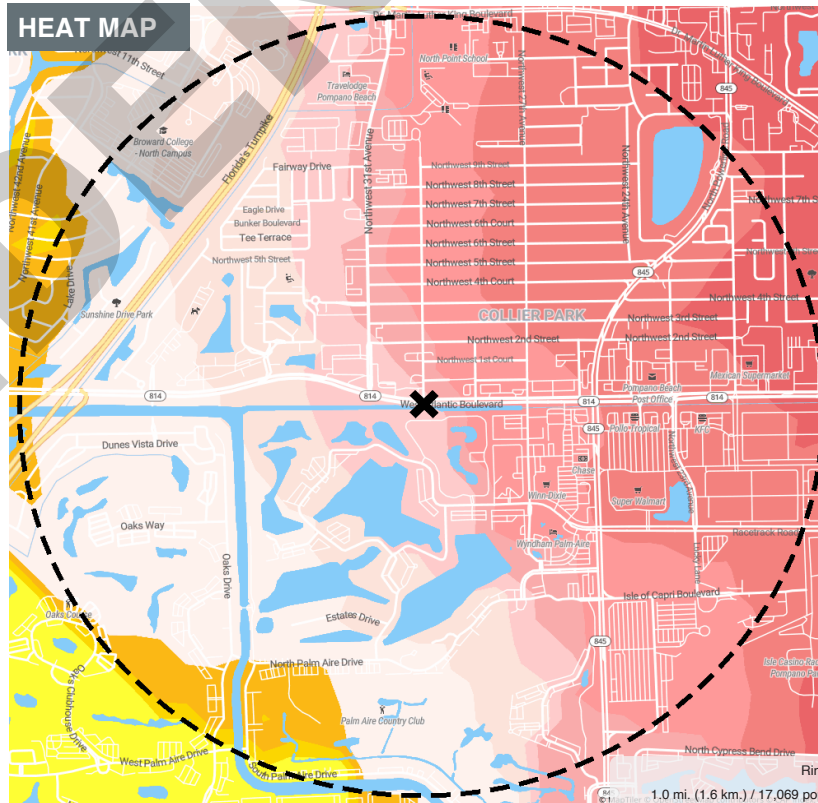
CAP SCORE SCALE



SITE MAP



HEAT MAP



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MAX-1 SITE MAP

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SITE NAME: RISING TIDE CAR WASH

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2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

309

THE CRIME RISK AT THIS SITE IS 3.09
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 268

Homicide 294

Rape 135

Robbery 290

Aggravated Assault 293

CRIMES AGAINST PROPERTY 326

Burglary 318

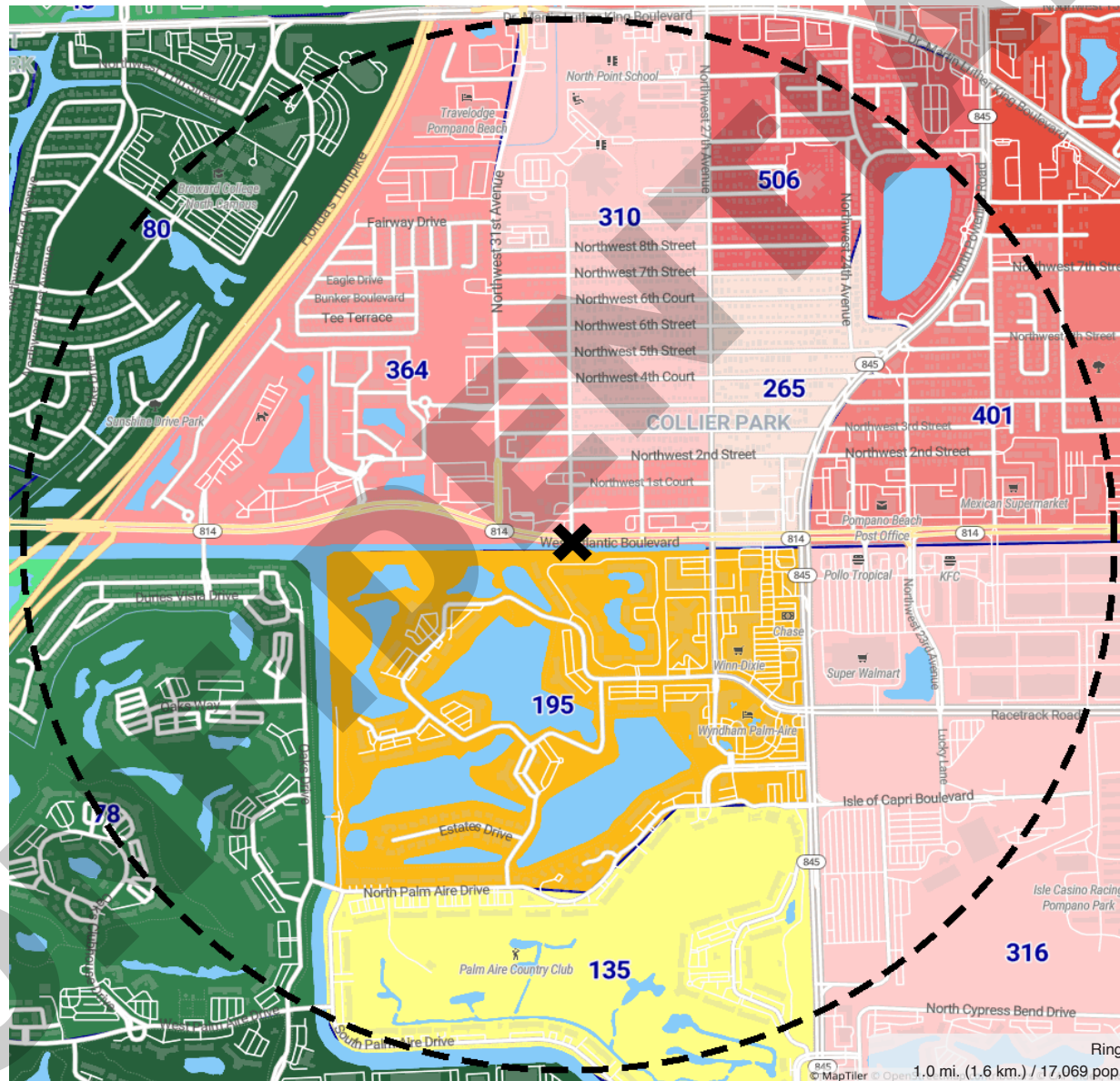
Larceny 350

Motor Vehicle Theft 240

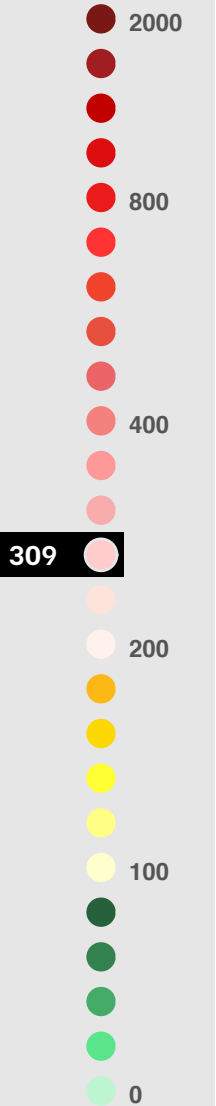
SUPPLEMENTAL SCORES

Simple Assault 344

Vandalism 259



CAP SCORE SCALE



Creation Date: June 23, 2025
Database Year: 2025



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MAX-1 HEAT MAP

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SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

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2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

309

THE CRIME RISK AT THIS SITE IS 3.09
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 268

Homicide 294

Rape 135

Robbery 290

Aggravated Assault 293

CRIMES AGAINST PROPERTY 326

Burglary 318

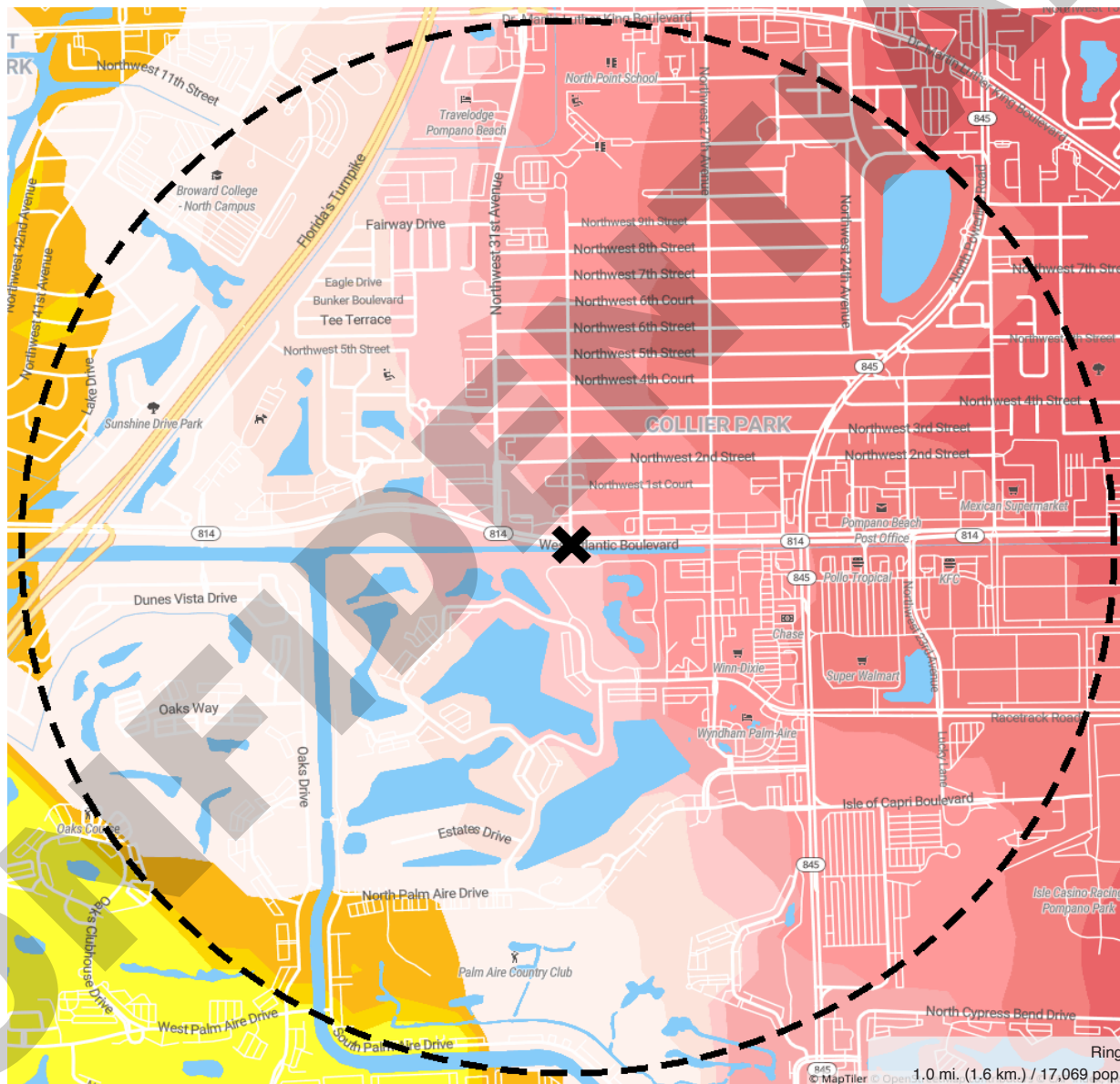
Larceny 350

Motor Vehicle Theft 240

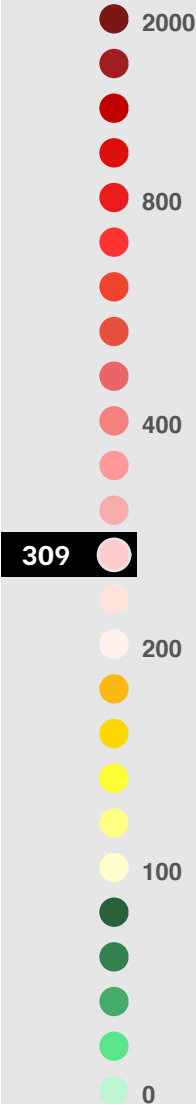
SUPPLEMENTAL SCORES

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Vandalism 259



CAP SCORE SCALE



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MAX-1 SCORE SUMMARY

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SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
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The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	312	309	314	276	270	275	214	208	213
CRIMES AGAINST PERSONS	270	268	276	266	260	267	209	203	211
Homicide	293	294	296	500	490	489	374	356	356
Rape	134	135	142	266	262	271	237	229	240
Robbery	290	290	288	345	344	345	235	228	229
Aggravated Assault	291	293	301	238	235	242	197	193	197
CRIMES AGAINST PROPERTY	309	326	328	241	243	244	190	190	193
Burglary	307	318	306	253	250	241	197	192	186
Larceny	341	350	349	249	245	245	203	199	200
Motor Vehicle Theft	228	240	248	242	245	255	165	166	174
SUPPLEMENTAL SCORES									
Simple Assault	349	344	357	229	230	239	187	186	195
Vandalism	241	259	270	270	256	268	211	200	208



Creation Date: June 23, 2025
Database Year: 2025



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MAX-3 SUMMARY PAGE

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10/15/2025

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
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2025 NATIONAL CRIME RISK SCORES

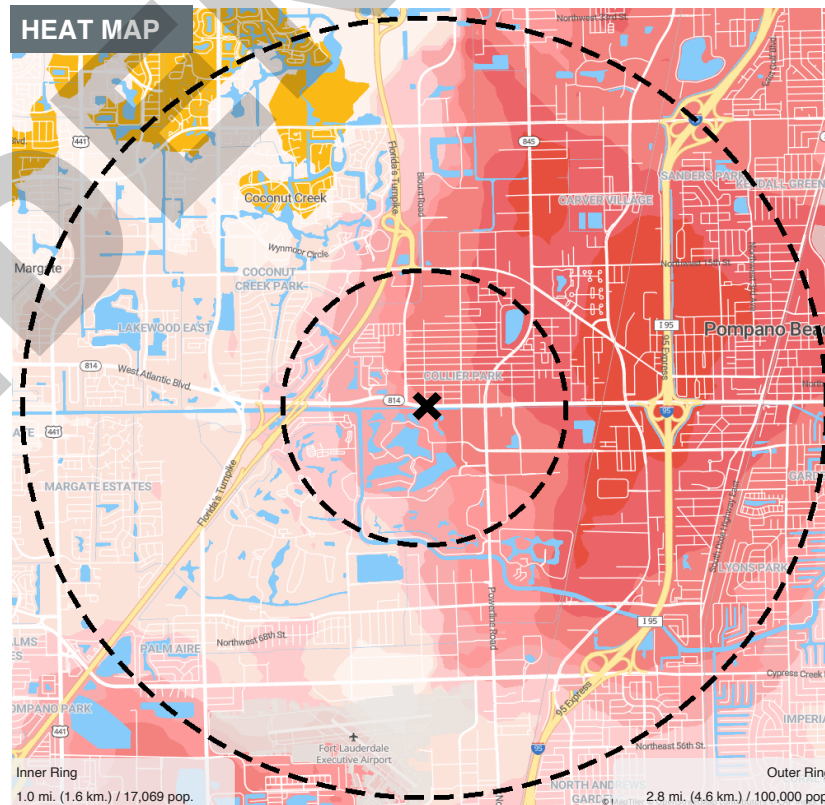
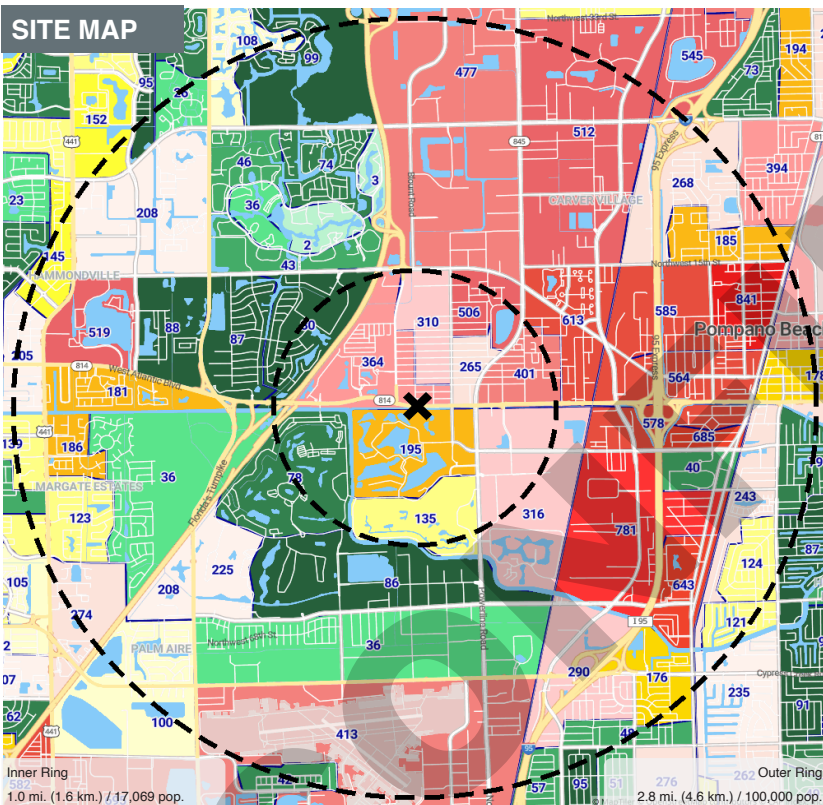
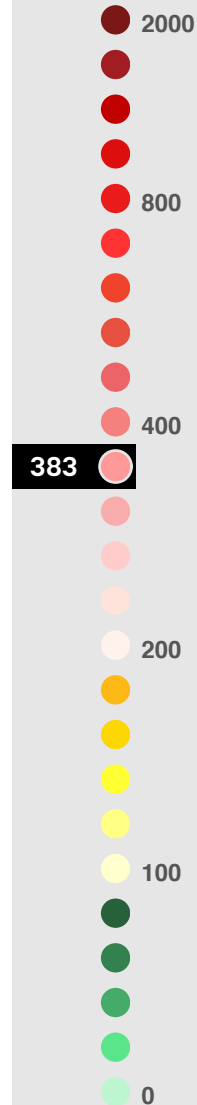
THIS SITE'S CAP INDEX® SCORE:

383

THE CRIME RISK AT THIS SITE IS 3.83
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	342	CRIMES AGAINST PROPERTY	352	SUPPLEMENTAL SCORES	
Homicide	323	Burglary	374	Simple Assault	379
Rape	160	Larceny	350	Vandalism	287
Robbery	389	Motor Vehicle Theft	285		
Aggravated Assault	363				

CAP SCORE SCALE



Creation Date: June 23, 2025
Database Year: 2025



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MAX-3 SITE MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

383

THE CRIME RISK AT THIS SITE IS 3.83
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 342

Homicide 323

Rape 160

Robbery 389

Aggravated Assault 363

CRIMES AGAINST PROPERTY 352

Burglary 374

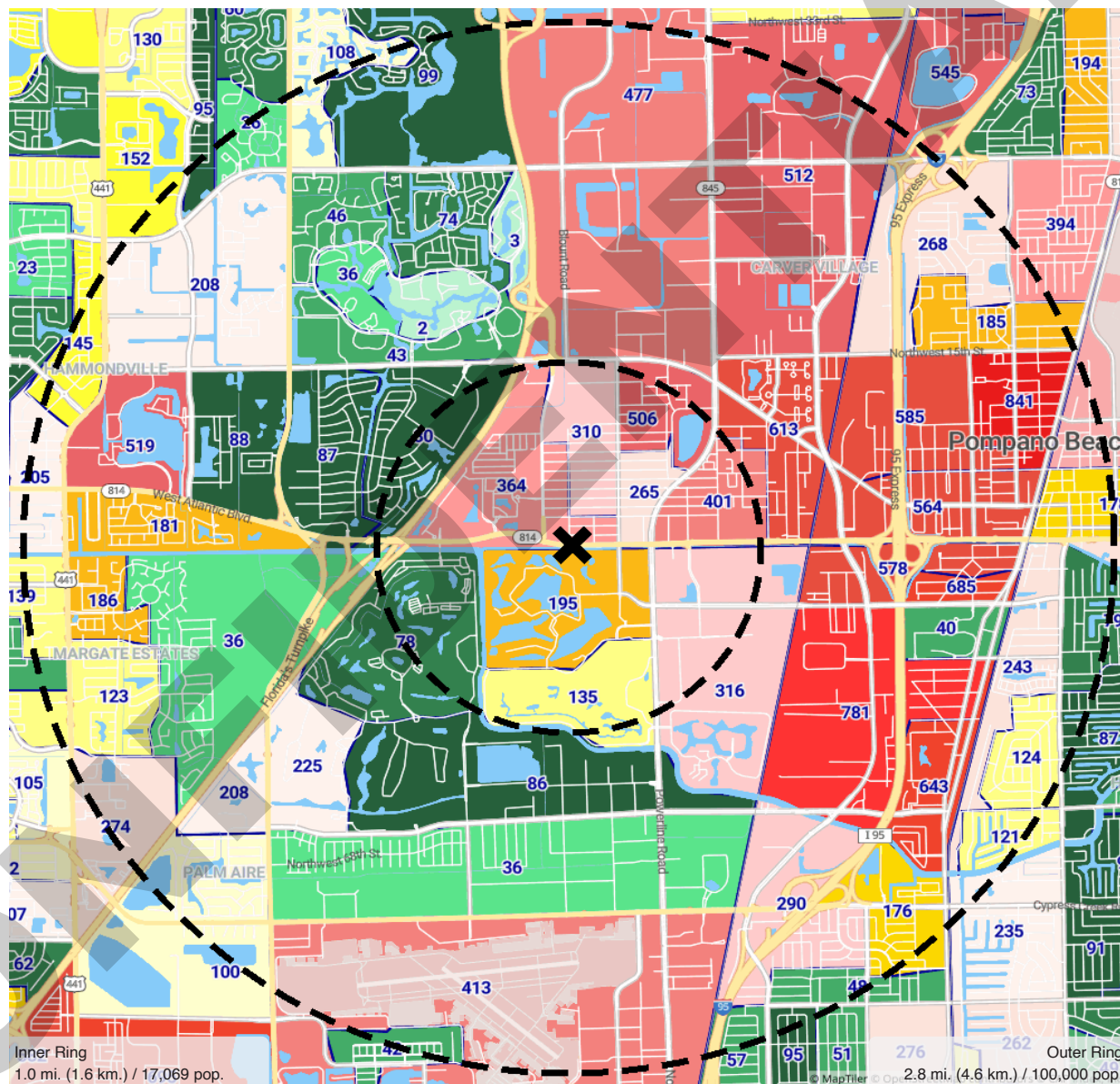
Larceny 350

Motor Vehicle Theft 285

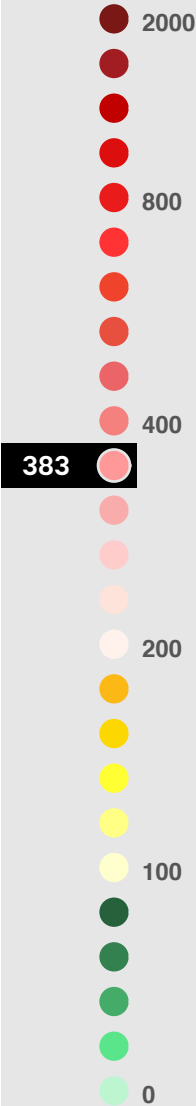
SUPPLEMENTAL SCORES

Simple Assault 379

Vandalism 287



CAP SCORE SCALE



Creation Date: June 23, 2025
Database Year: 2025



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MAX-3 HEAT MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

383

THE CRIME RISK AT THIS SITE IS 3.83
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 342

Homicide 323

Rape 160

Robbery 389

Aggravated Assault 363

CRIMES AGAINST PROPERTY 352

Burglary 374

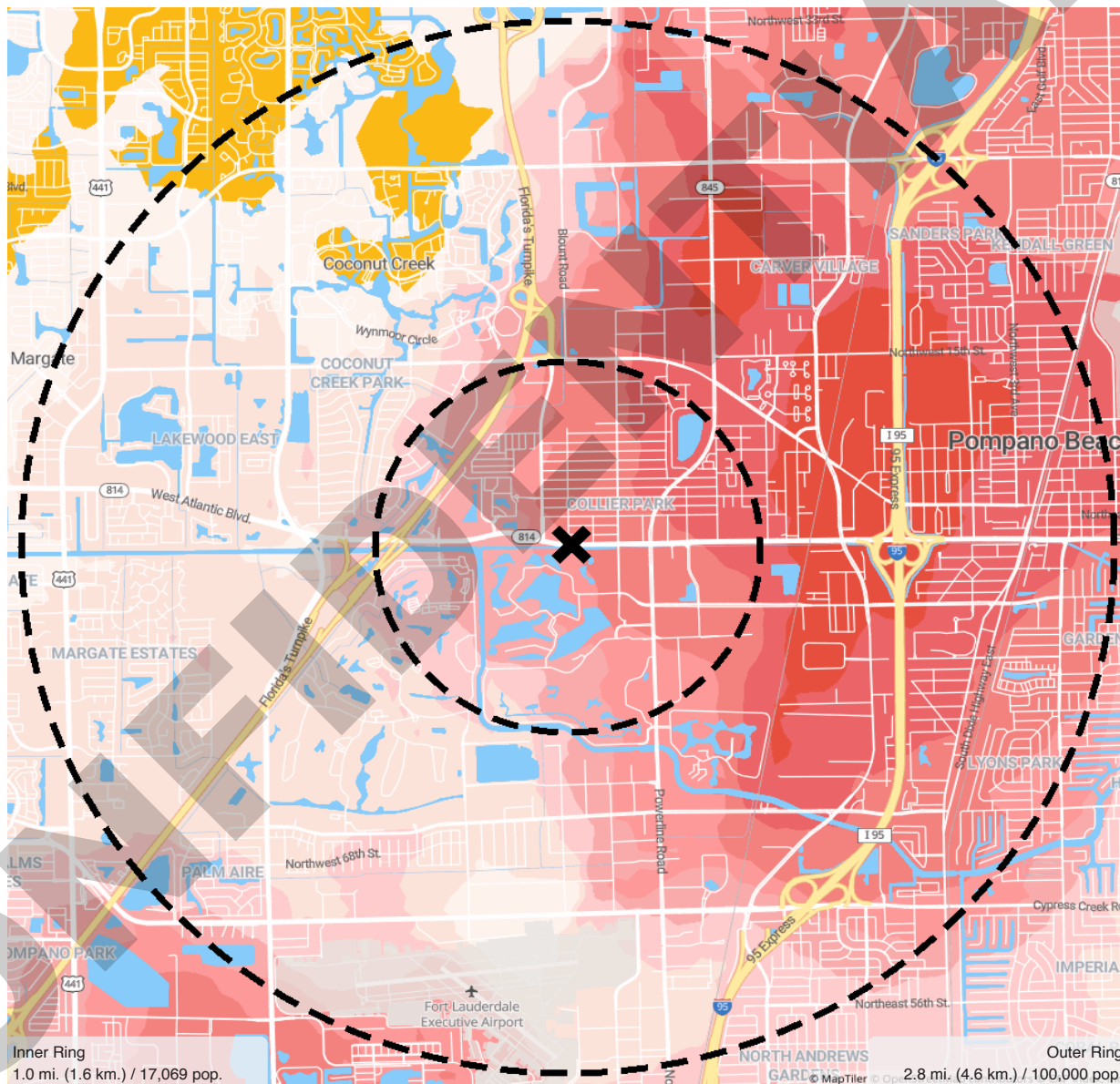
Larceny 350

Motor Vehicle Theft 285

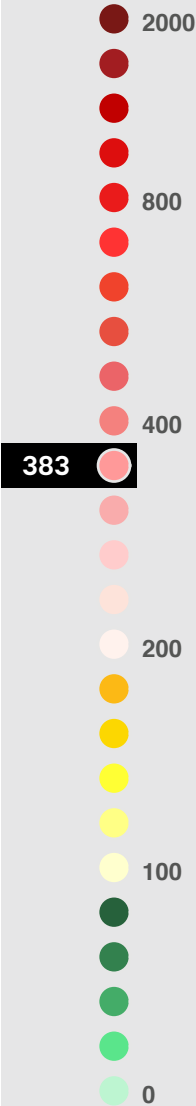
SUPPLEMENTAL SCORES

Simple Assault 379

Vandalism 287



CAP SCORE SCALE



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MAX-3 SCORE SUMMARY

DRC

PZ25-12000026

10/15/2025

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	378	383	379	334	334	332	260	257	258
CRIMES AGAINST PERSONS	332	342	343	327	332	331	257	259	262
Homicide	316	323	331	540	538	547	403	391	399
Rape	159	160	167	316	310	318	281	272	282
Robbery	394	389	392	469	461	470	320	306	312
Aggravated Assault	352	363	361	288	291	290	238	240	237
CRIMES AGAINST PROPERTY	351	352	343	274	263	256	216	205	202
Burglary	371	374	356	306	294	280	238	225	217
Larceny	343	350	349	250	245	245	205	199	200
Motor Vehicle Theft	270	285	282	287	291	290	195	197	198
SUPPLEMENTAL SCORES									
Simple Assault	388	379	381	255	253	255	208	205	209
Vandalism	267	287	289	299	284	286	234	221	223



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Database Year: 2025



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MAX-6 SUMMARY PAGE

DRC

PZ25-12000026

10/15/2025

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

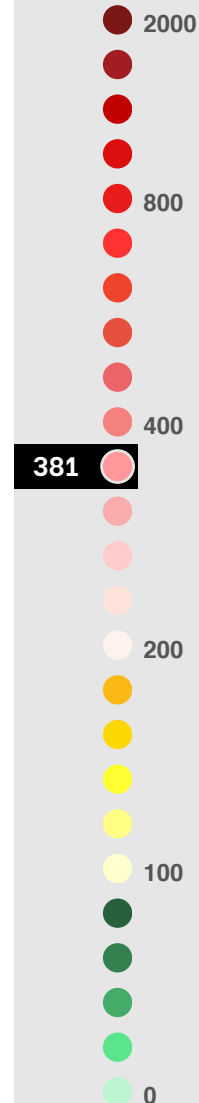
THIS SITE'S CAP INDEX® SCORE:

381

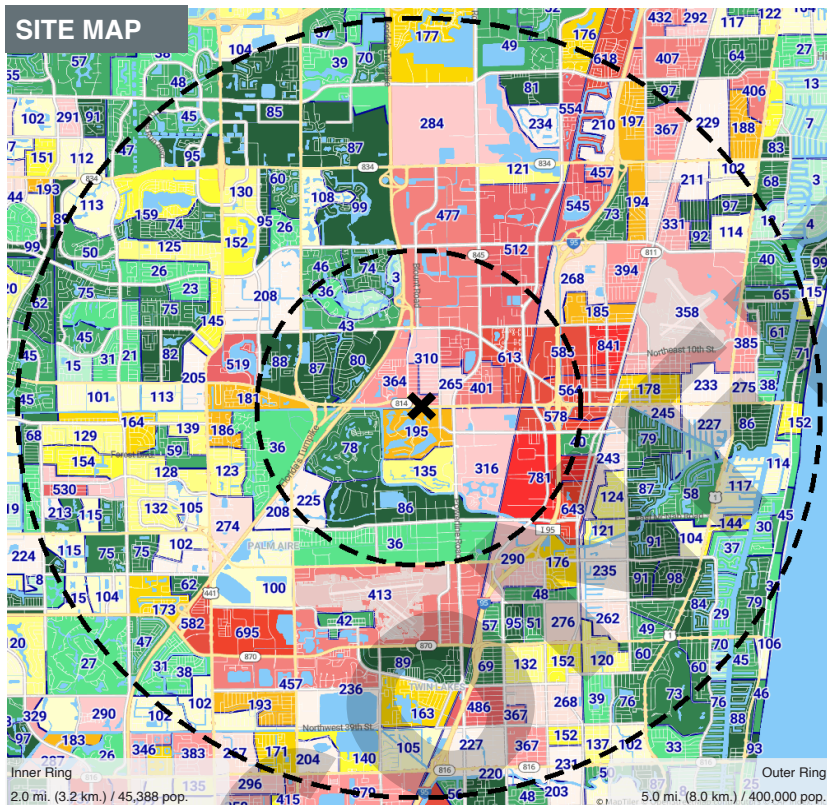
THE CRIME RISK AT THIS SITE IS 3.81
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	338	CRIMES AGAINST PROPERTY	374	SUPPLEMENTAL SCORES	
Homicide	315	Burglary	381	Simple Assault	448
Rape	189	Larceny	368	Vandalism	300
Robbery	381	Motor Vehicle Theft	316		
Aggravated Assault	365				

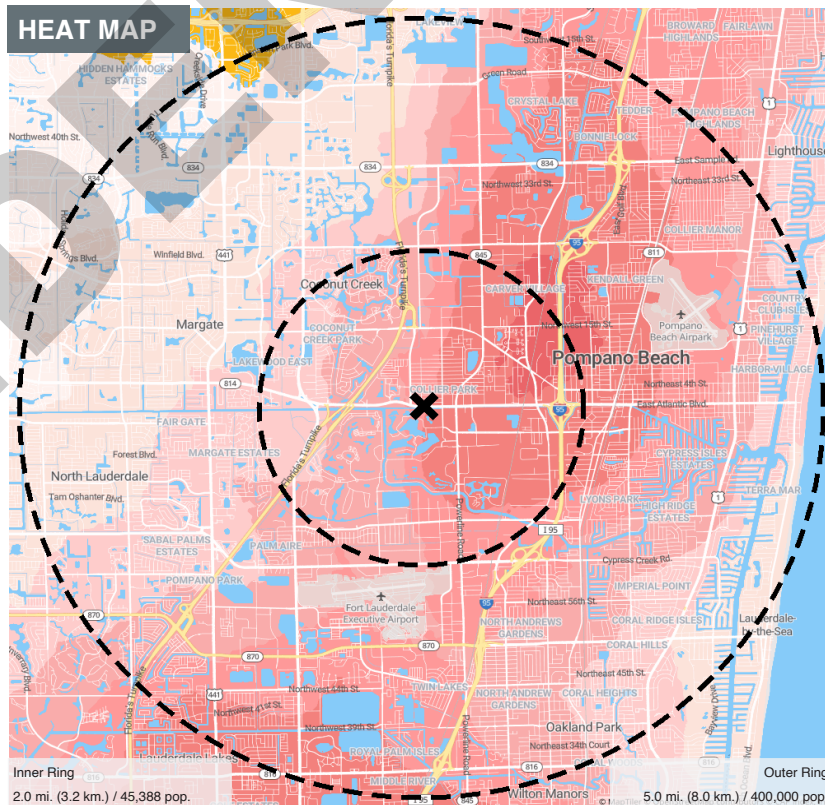
CAP SCORE SCALE



SITE MAP



HEAT MAP



DRC

PZ25-12000026
12/03/2025

Creation Date: June 23, 2025
Database Year: 2025



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MAX-6 SITE MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPAÑO BEACH, FL 33069

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

381

THE CRIME RISK AT THIS SITE IS 3.81
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 338

Homicide 315

Rape 189

Robbery 381

Aggravated Assault 365

CRIMES AGAINST PROPERTY 374

Burglary 381

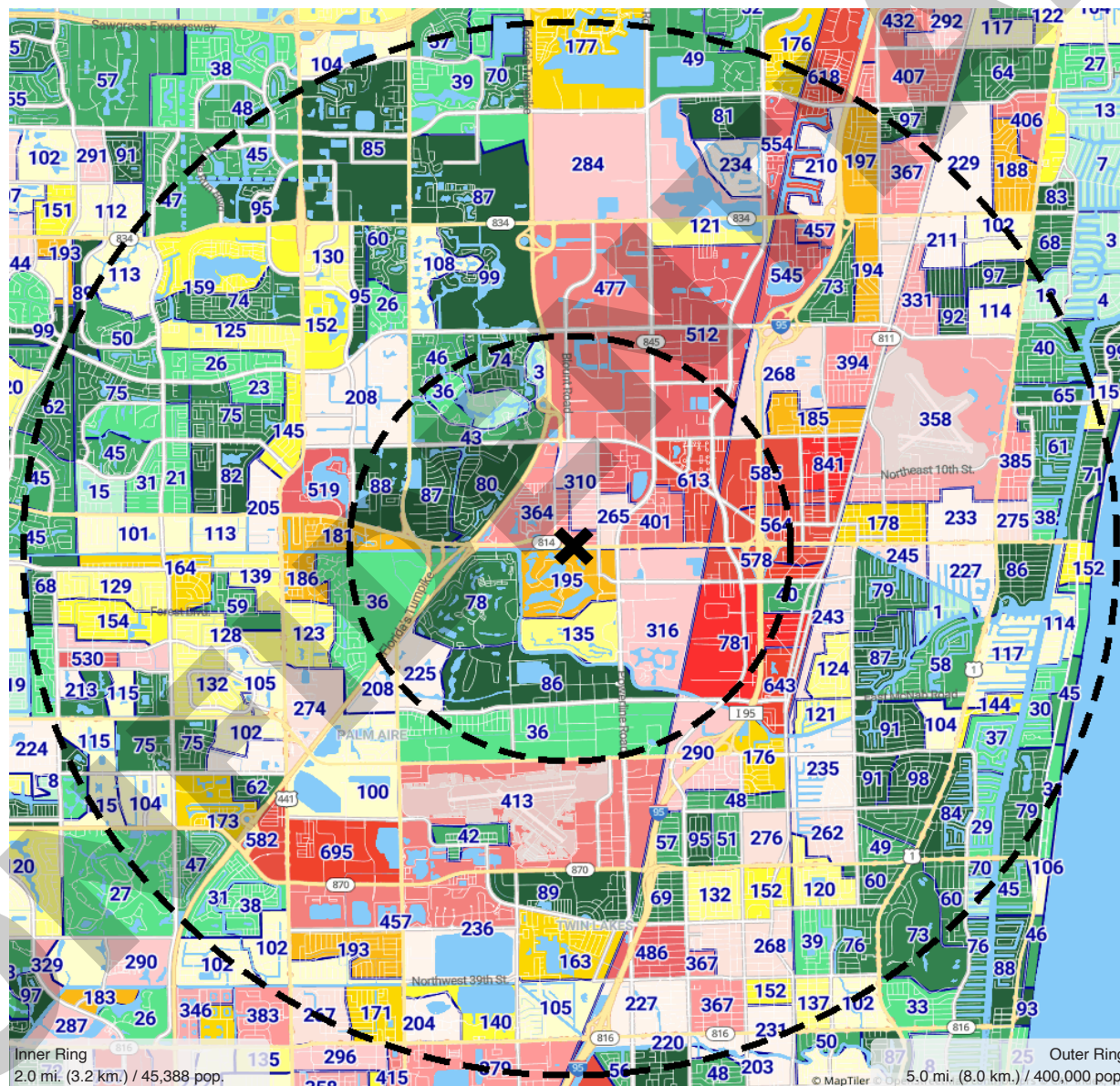
Larceny 368

Motor Vehicle Theft 316

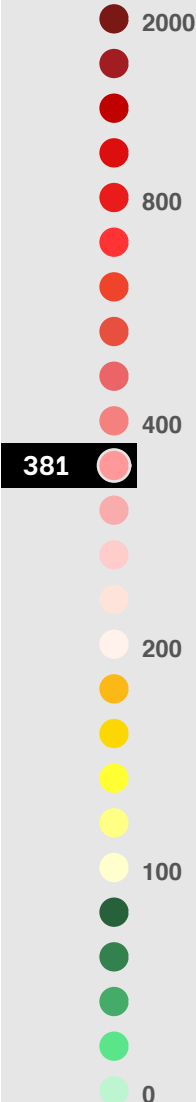
SUPPLEMENTAL SCORES

Simple Assault 448

Vandalism 300



CAP SCORE SCALE



Creation Date: June 23, 2025
Database Year: 2025



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MAX-6 HEAT MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

381

THE CRIME RISK AT THIS SITE IS 3.81
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 338

Homicide 315

Rape 189

Robbery 381

Aggravated Assault 365

CRIMES AGAINST PROPERTY 374

Burglary 381

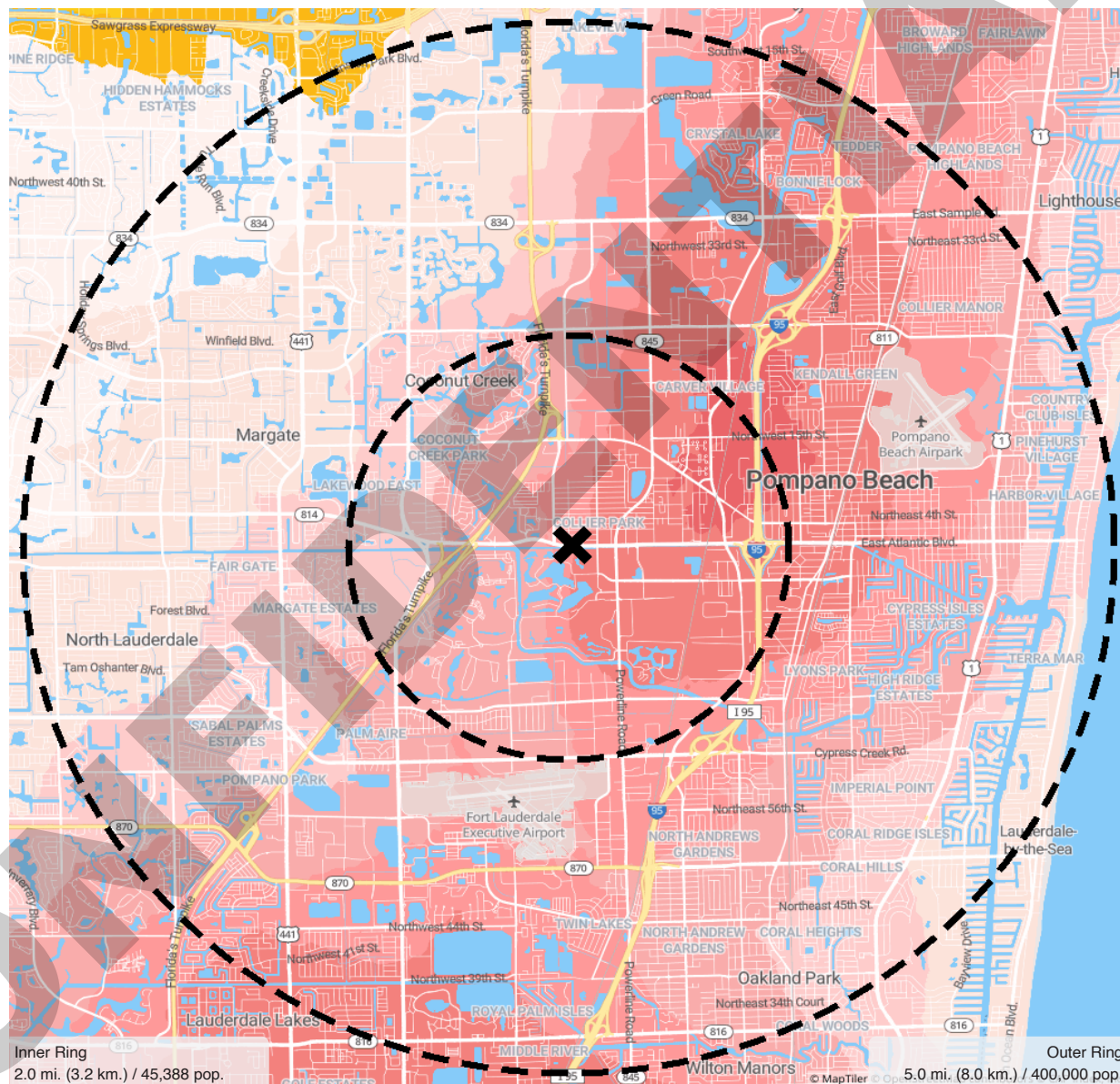
Larceny 368

Motor Vehicle Theft 316

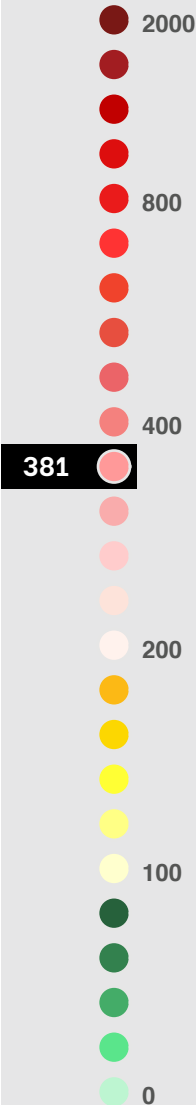
SUPPLEMENTAL SCORES

Simple Assault 448

Vandalism 300



CAP SCORE SCALE



Creation Date: June 23, 2025
Database Year: 2025



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MAX-6 SCORE SUMMARY

DRC

PZ25-12000026

10/15/2025

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

The Score Summary includes a total of 108 risk scores - 12 for each of 3 geographic levels and 3 time periods. The National Scores provide the site's risk in comparison to all 50 states and the District of Columbia broken down by crime category, while the State Scores compare the site to the state averages and the County Scores to the county averages. Past, Current, and Projected risk scores are provided to allow for trending.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	373	381	377	330	333	330	256	256	256
CRIMES AGAINST PERSONS	325	338	339	320	328	328	252	256	259
Homicide	305	315	328	521	525	542	389	381	395
Rape	186	189	192	369	367	366	329	321	324
Robbery	384	381	384	457	452	460	312	299	305
Aggravated Assault	353	365	363	289	293	292	239	241	238
CRIMES AGAINST PROPERTY	362	374	362	282	279	270	223	218	213
Burglary	367	381	369	303	299	290	236	230	225
Larceny	356	368	358	260	258	251	212	210	206
Motor Vehicle Theft	303	316	309	322	322	318	219	218	217
SUPPLEMENTAL SCORES									
Simple Assault	462	448	442	304	299	296	247	242	242
Vandalism	287	300	299	321	297	296	251	232	230



Creation Date: June 23, 2025
Database Year: 2025



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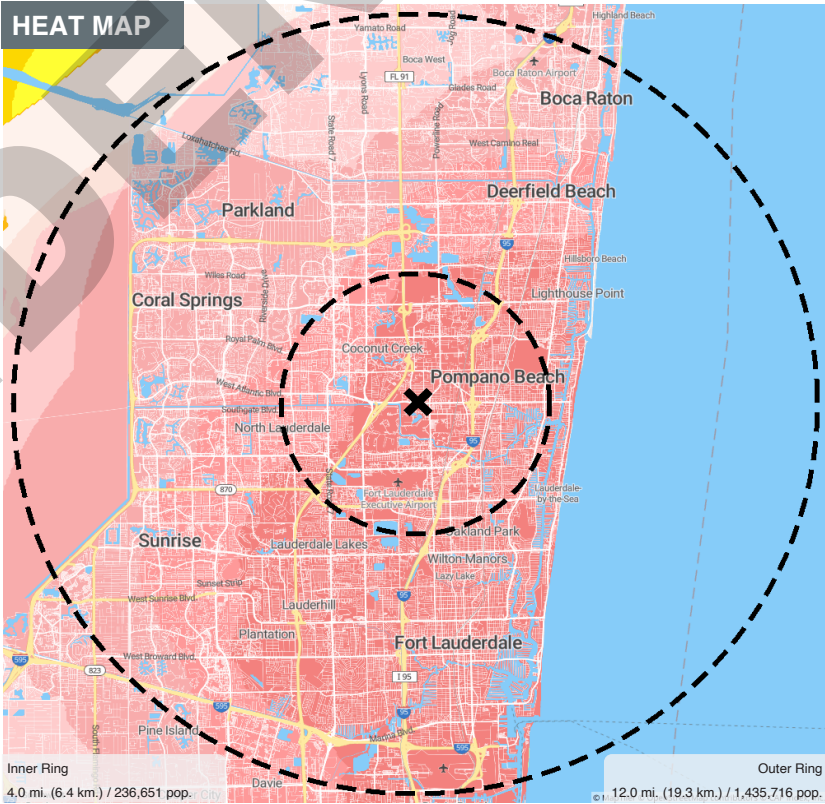
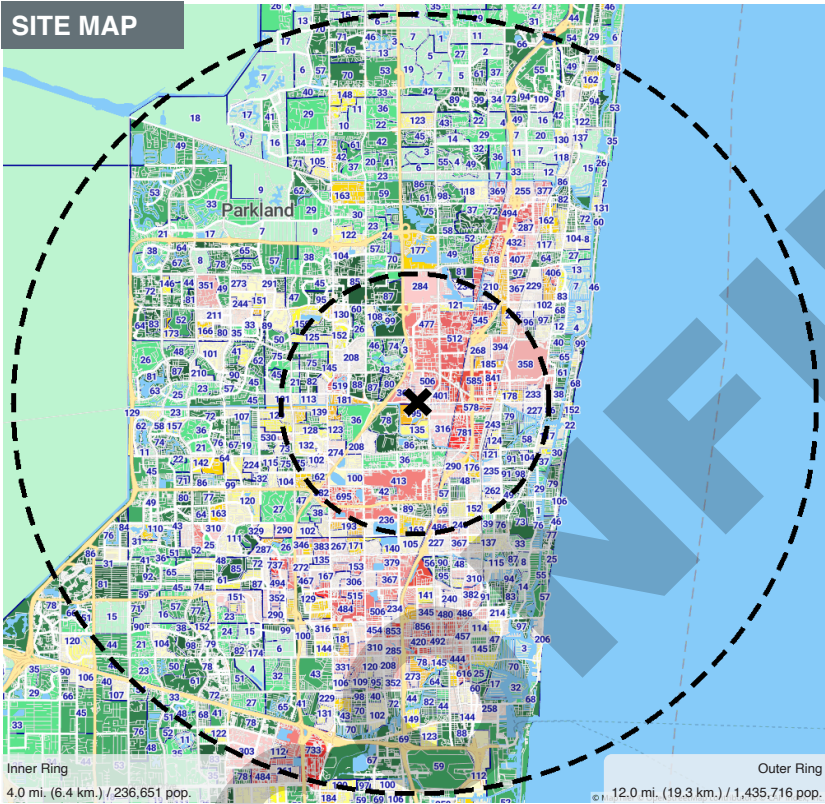
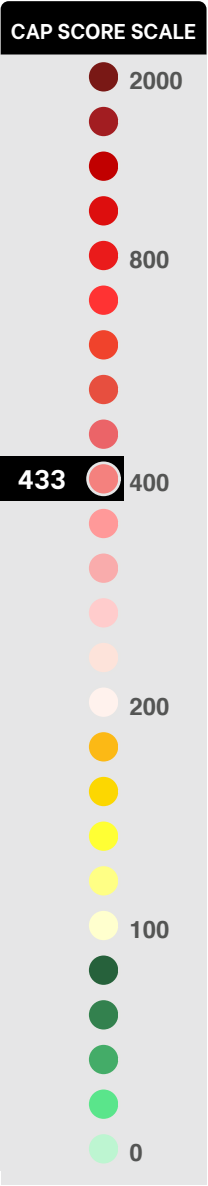
MAX-12 SUMMARY PAGE

DRC

SITE NAME: RISING TIDE CAR WASH
ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES				
<div>THIS SITE'S CAP INDEX® SCORE:</div> <div>433</div> <div>THE CRIME RISK AT THIS SITE IS 4.33 TIMES THE NATIONAL AVERAGE OF 100.</div>	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY	
	Homicide	532	Burglary	529
	Rape	239	Larceny	579
	Robbery	428	Motor Vehicle Theft	481
	Aggravated Assault	441	SUPPLEMENTAL SCORES	
			Simple Assault	520
			Vandalism	420



MAX-12 SITE MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPAÑO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

433

THE CRIME RISK AT THIS SITE IS 4.33
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 380

Homicide 532

Rape 239

Robbery 428

Aggravated Assault 441

CRIMES AGAINST PROPERTY 547

Burglary 529

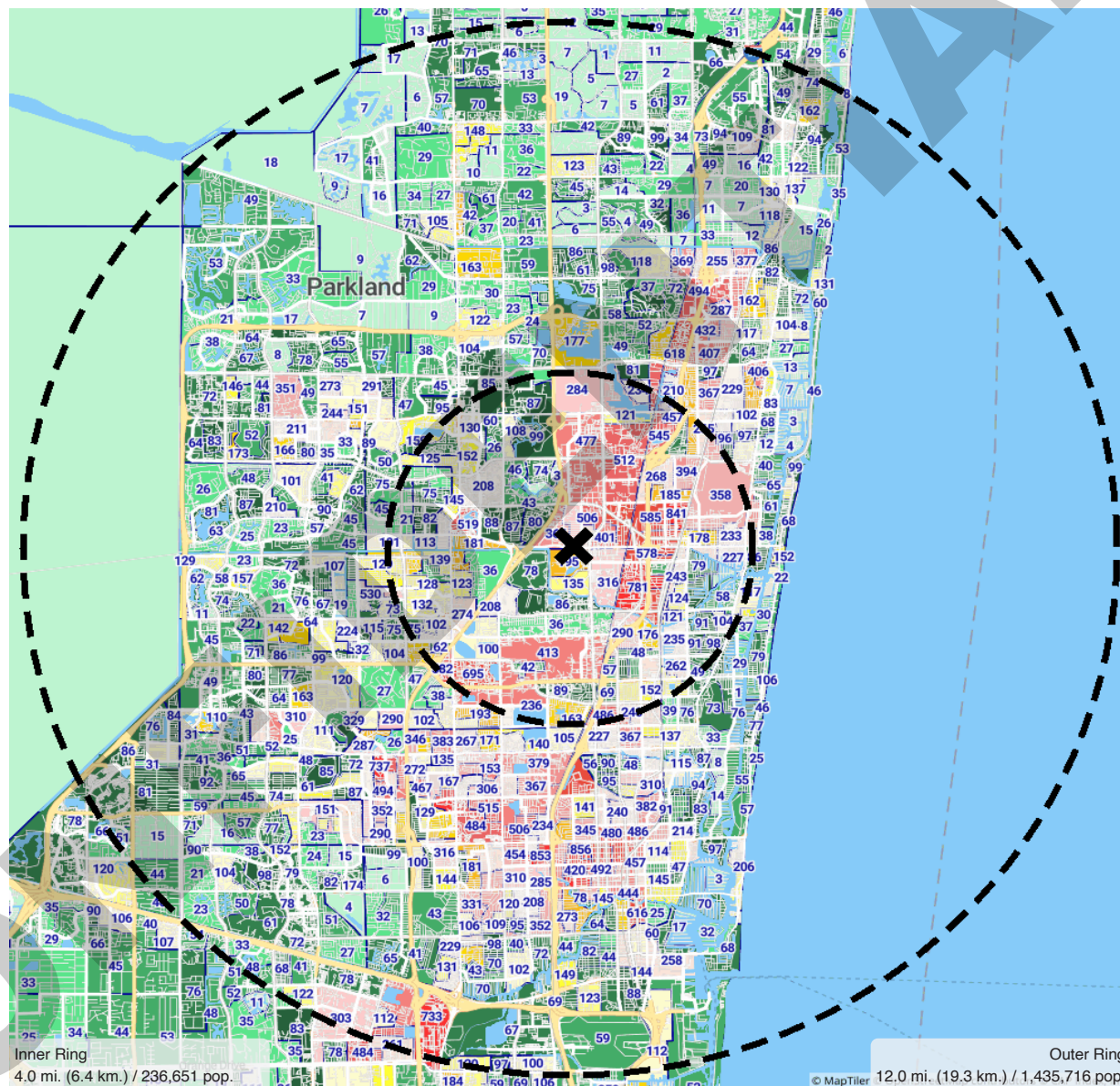
Larceny 579

Motor Vehicle Theft 481

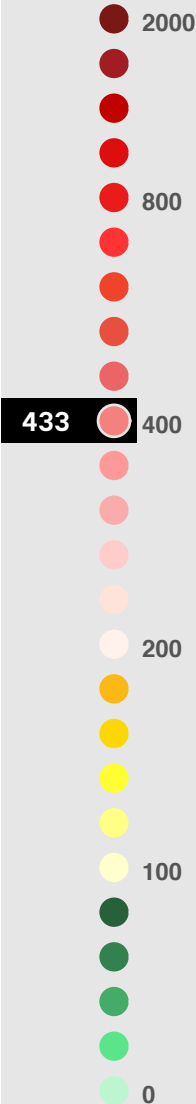
SUPPLEMENTAL SCORES

Simple Assault 520

Vandalism 420



CAP SCORE SCALE



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MAX-12 HEAT MAP

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST

PREMIUMPLUS

2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

433

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TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 380

Homicide 532

Rape 239

Robbery 428

Aggravated Assault 441

CRIMES AGAINST PROPERTY 547

Burglary 529

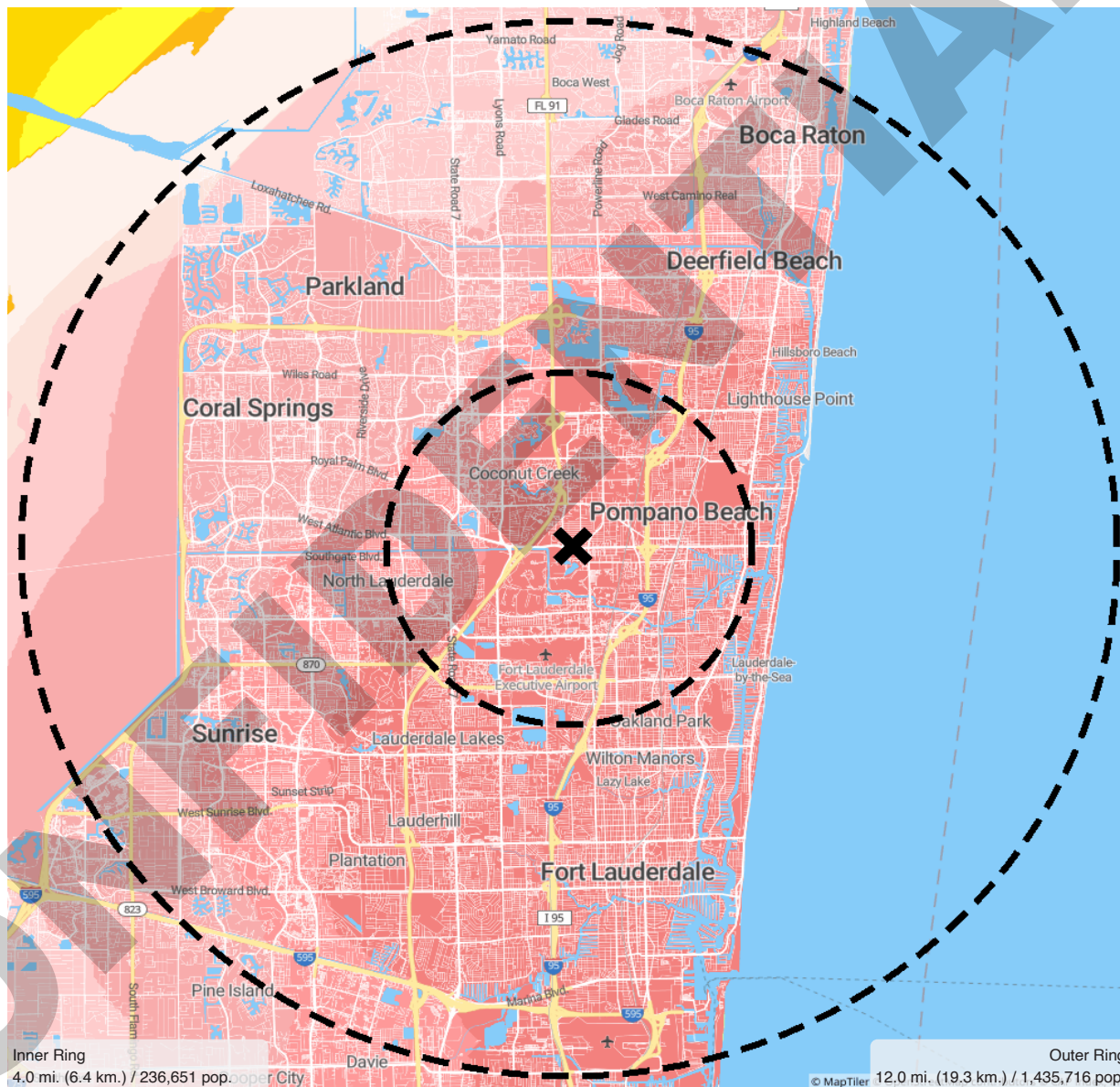
Larceny 579

Motor Vehicle Theft 481

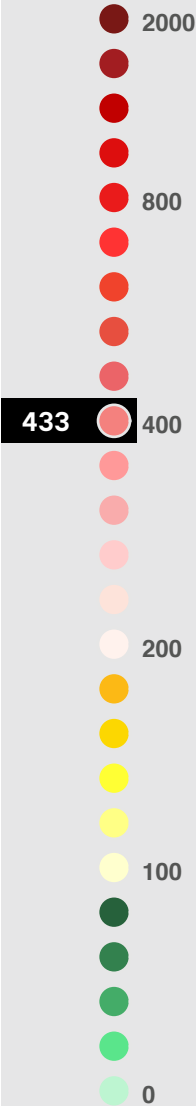
SUPPLEMENTAL SCORES

Simple Assault 520

Vandalism 420



CAP SCORE SCALE



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MAX-12 SCORE SUMMARY

DRC

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10/15/2025

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CRIMECAST
PREMIUMPLUS

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GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	433	433	428	383	378	375	297	291	291
CRIMES AGAINST PERSONS	376	380	382	370	368	369	291	288	291
Homicide	538	532	513	919	886	847	686	644	618
Rape	228	239	249	453	464	475	403	406	420
Robbery	438	428	430	521	508	515	355	336	342
Aggravated Assault	443	441	436	362	354	350	300	291	286
CRIMES AGAINST PROPERTY	520	547	547	406	408	408	320	319	322
Burglary	501	529	507	413	415	399	322	319	309
Larceny	556	579	570	405	405	400	332	330	327
Motor Vehicle Theft	463	481	492	492	491	506	335	332	345
SUPPLEMENTAL SCORES									
Simple Assault	540	520	502	355	347	337	289	281	275
Vandalism	395	420	403	442	416	399	346	324	310



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POINT OF INTEREST (POI) DATA

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

This section provides select points of interest (POIs) that could potentially augment or mitigate a site's crime risks. Each row of the table lists the distance in miles (mi.) and kilometers (km.) to the closest POI along with the count of POIs that fall within the outer radius of each methodology.

TYPE	DISTANCE TO CLOSEST (MI./KM.)	MAX-1 COUNT WITHIN 1.0 MI./1.6 KM.	MAX-3 COUNT WITHIN 2.8 MI./4.6 KM.	MAX-6 COUNT WITHIN 5.0 MI./8.0 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
 Highway Entrances & Exits	0.2/0.3	61	422	1,098	3,389
 Rail, Subway, & Train Stations	2.2/3.5	0	1	2	7
Government/Medical POIs					
 Detention Facilities	1.2/1.9	0	5	6	8
 Fire Stations	0.3/0.5	1	7	24	81
 Hospitals	3.0/4.8	0	0	5	18
 Police Stations	2.4/3.9	0	3	7	28
Other POIs					
 Bars & Nightclubs	1.0/1.6	1	11	56	212
 Beer, Wine, & Liquor Stores	1.1/1.8	0	11	45	152
 Casinos	0.9/1.4	1	1	2	5
 Check Cashing Locations	0.4/0.6	4	33	101	404
 Convenience Stores & Gas Stations	0.2/0.3	13	50	160	456
 Homeless Shelters & Food Banks	1.4/2.3	0	1	6	14
 Pawn Shops	0.9/1.4	1	15	32	62

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



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DEMOGRAPHIC DATA

DRC

SITE NAME: RISING TIDE CAR WASH

PZ25-12000026

10/15/2025

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPAÑO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

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

	MAX-1	MAX-3	MAX-6	MAX-12	ENTIRE U.S.
Population Data					
Total Population	17,069	101,161	401,912	1,441,974	337,643,652
Per Square Mile	5,526.6	4,405.9	5,506.0	5,104.3	95.6
% Change	6.4%	2.7%	2.2%	3.2%	3.0%
By Age Group					
% 0-14	15.9%	16.7%	16.2%	15.9%	17.3%
% 15-17	2.9%	3.1%	3.1%	3.2%	3.7%
% 18-24	6.7%	7.2%	7.4%	8.0%	9.6%
% 25-44	25.8%	27.1%	26.4%	25.5%	26.4%
% 45-64	23.6%	23.8%	26.2%	26.1%	24.4%
% 65+	25.1%	22.1%	20.7%	21.3%	18.6%
By Marital Status (Age 15+)					
% Never Married	35.7%	36.6%	35.4%	34.0%	34.2%
% Married, Spouse Present	37.4%	34.7%	37.0%	40.2%	45.4%
% Married, Spouse Absent	8.8%	7.9%	7.4%	6.1%	4.3%
% Divorced	11.0%	13.0%	14.0%	13.4%	10.6%
% Widowed	7.0%	7.8%	6.3%	6.3%	5.5%
By Education Level (Age 25+)					
% Less than 9th Grade	6.0%	7.2%	6.1%	4.6%	4.7%
% Some High School, No Diploma	7.4%	8.0%	7.4%	5.9%	5.9%
% High School Graduate (including equivalent)	24.4%	28.5%	28.4%	25.1%	26.3%
% Some College, No Degree	19.0%	18.9%	18.1%	17.4%	19.3%
% Associate's Degree	7.4%	8.0%	8.8%	9.4%	8.8%
% Bachelor's Degree	20.1%	18.8%	20.3%	23.3%	21.3%
% Graduate Degree	15.7%	10.6%	10.9%	14.2%	13.8%

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DEMOGRAPHIC DATA

DRC

PZ25-12000026
10/15/2025

SITE NAME: RISING TIDE CAR WASH

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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.
Household / Housing Data					
Total Households	7,297	41,395	163,301	584,343	129,687,464
Avg. People per HH	2.3	2.4	2.5	2.5	2.6
Median Value of Owner-Occupied Housing Units	\$313,423	\$333,770	\$439,298	\$538,324	\$439,069
% Renter-Occupied Housing Units	43.4%	43.0%	41.1%	40.0%	36.6%
Housing Units by Structure Type					
% 1 Unit Detached	20.7%	27.5%	35.7%	36.8%	61.5%
% 1 Unit Attached	4.4%	7.1%	7.2%	8.4%	6.1%
% 2+ Units	71.6%	62.8%	54.5%	52.5%	26.5%
% Mobile Home	3.3%	2.5%	2.6%	2.3%	5.9%
% Other Type	0.1%	0.1%	0.1%	0.0%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	6.6%	10.9%	8.2%	7.9%	8.5%
% 1 Vehicle	53.0%	48.3%	44.8%	43.1%	33.4%
% 2+ Vehicles	40.4%	40.7%	47.0%	49.0%	58.2%

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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Database Year: 2025



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DEMOGRAPHIC DATA

DRC

PZ25-12000026

10/15/2025

SITE NAME: RISING TIDE CAR WASH

ADDRESS: 3000 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL 33069

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	\$63,926	\$60,954	\$68,811	\$81,520	\$88,229
% of Families Below Poverty Level	11.2%	13.2%	11.6%	10.0%	8.9%
% of Population Unemployed (Age 16+)	4.1%	4.1%	3.6%	3.2%	2.9%
Workers by Means of Transport (Age 16+)					
% Work at Home	13.8%	9.4%	10.9%	13.8%	13.3%
% Walk	0.8%	1.1%	1.1%	1.4%	2.4%
% Bicycle	0.5%	0.8%	0.6%	0.5%	0.4%
% Carpool	10.7%	11.0%	11.1%	9.5%	8.5%
% Drive Alone	67.2%	70.1%	69.3%	68.8%	69.3%
% Public Transport	2.9%	2.6%	2.3%	2.0%	3.3%
% Other	2.2%	3.1%	2.7%	2.3%	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.



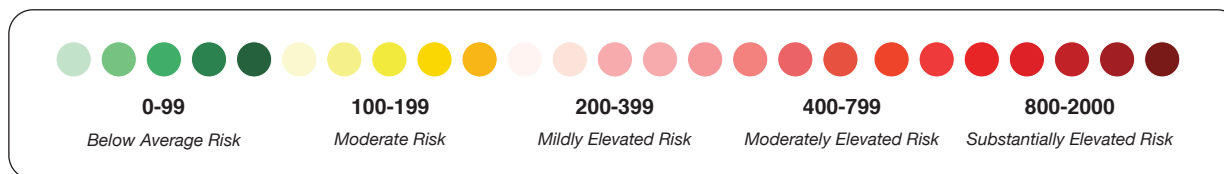
SCORING METHODOLOGIES

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 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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