



August 21<sup>st</sup>, 2025

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

RE: CPTED Narrative for Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios [484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is 21,416 sq. ft. (0.49 acres), and is located west of Powerline Road, between NW 4<sup>th</sup> CT and NW 5<sup>th</sup> ST in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property (5 separate tax folios) is vacant and the prospective owner intends to develop the property with a new 1,484 sq. ft. restaurant 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 2024 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. A summary of the CAP Index scores is provided below, by study area radius.

2024 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	341 (3.41 times the national average of 100)
MAX-3 (3-mile radius)	436 (4.36 times the national average of 100)
MAX-6 (6-mile radius)	426 (4.26 times the national average of 100)
MAX-12 (12-mile radius)	462 (4.62 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 currently-reported of all crimes. For the and Max-12 (12-mile) study area, Crimes Against Property indicate to be most reported. Please see below for a Broward County "Top Crimes" breakdown by study area radius.

BROWARD COUNTY TOP CRIMES COMMITTED, PER STUDY AREA							
MAX-1		MAX-3		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)	
279 median		322 median		306 median		476 median	

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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, robbery (theft using violence) is currently the most reported.
- Within the Max-6 (6-mile radius) study area, robbery is currently the most reported.
- Within the Max-12 (12-mile radius) study area, larceny (theft) is currently the most reported.

The report also provides 2029 projections of crime based on past trends for the county, which will likely affect this project. Below is a summary of these projections for Broward County.

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 279 to 281	Decrease from 322 to 316	Decrease from 306 to 300	Increase from 415 to 429
<i>Crimes Against Property</i>	Increase from 259 to 271	Increase from 307 to 308	Decrease from 301 to 294	Increase from 476 to 481
<i>Simple Assault</i>	Increase from 273 to 293	Increase from 307 to 318	Decrease from 363 to 336	Decrease from 442 to 431
<i>Vandalism</i>	Increase from 283 to 298	Increase from 333 to 339	Decrease from 309 to 308	Decrease from 464 to 429

The projections indicate that Crimes Against Persons will increase 1-3 miles, and 12+ miles of this property. Crimes Against Property, Simple Assault, and Vandalism will also increase 1-6 miles of this property. Within 3 miles of this project alone, increase in future Crimes Against Property are highest for motor vehicle theft. Increase in future Crimes Against Persons are highest for Homicide. Simple Assault and vandalism will also increase within 3 miles of this property.

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

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



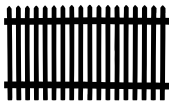
#### PRINCIPLE #1 – NATURAL SURVEILLANCE (See and Be Seen)

- Site has been arranged with numerous light poles and wall-mounted fixtures so that patrons can always maintain visibility of their surroundings.
- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1- 2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Some parking spaces are naturally surveilled by building windows and naturally surveilled by visitors and public activity.

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- 180-degree wide angle peephole door viewers are included in all doors leading to the exterior.
- Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs, including main and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use carefully-focused bright soft lights with shielded fixtures.
- Bottom gate clearance for dumpster must be 8 inches above the ground.
- Maintain 2- to 2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.
- All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors.
- 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.)



## PRINCIPLE #2 – ACCESS CONTROL

- Install hard-wired burglar security alarms and safes, and/ or wherever valuables of any kind are stored.
- Include a robust locking mechanism such as a throw bolt with a robust shielded padlock, rather than only a vulnerable chain and non-shielded padlock for dumpster enclosure.
- Entrances to the site are designed to be defined with paving changes, landscape, and signage.
- Low hedges and shrubs are to be maintained at a maximum height of 2.5 feet in front of buildings.
- Lighting will be installed and maintained to avoid obstruction by landscaping, fencing, and other site elements. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- Maintain an 8-foot clearance for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8 feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- Lighting locations will avoid shrub and tree shading.
- Landscaping around site edges within picket openings is designed to avoid conflict with natural surveillance from public streets or any buildings.
- Security and Access Control System will be installed at building entrances (<https://csivideo.com/>).
- Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.
- 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.
- Dumpster area is located in an area properly lit, and covered by both natural and electronic surveillance.

- Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
- Management office door shall be equipped with a wide-angle security viewer (door scope/peephole) for access control and occupant safety. Installation shall comply with Owner's security requirements.
- Gates are proposed at the north and south entrance of the driveways to help prevent trespass opportunities and pass through traffic after hours. Entry gates will be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.



### PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Smoker shall be secured by means of an 8-foot-high enclosure fence.
- Main entrances to parking areas are delineated by different pavement treatment, signage and striping.
- Property will subscribe to the Broward Sherriff'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.
- 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.
- Building entrances will be enhanced with architectural elements, walkways, lighting and signage.
- Buildings will be identified using street numbers that are a minimum of 5 inches high and light during nighttime hours. Numbers will be unobstructed by landscaping or other external features. This is to be formally coordinated with (BSO) during construction.
- Parking spaces will be clearly and individually marked and assigned for authorized use only.
- 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.
- Solid walls (if any) and elevated platform features used in design elements (other than retaining walls), specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.



#### PRINCIPLE #4 –MAINTENANCE (Broken Window Theory)

- Impact glass is used for all exterior windows.
- All areas will be maintained to high standards, including entrances, signage, swales, and parking areas. Trash will be removed and landscaping will be maintained.
- Trees and shrubs will be pruned away from windows, doors, and walkways.
- Exterior lighting will be maintained in full function at all times.
- Rules will be strictly enforced regarding junk vehicles, inappropriate outdoor storage, and dumping.
- Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- All publicly accessible exterior electrical power outlets have a lockable metal cover and easily-accessible secure internal cutoff switch.
- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure-locking cap.
- Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.
- Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.
- Outdoor smoker shall be enclosed by a secure, lockable gate to prevent unauthorized access.
- Air conditioning units are proposed to be roof mounted to avoid ground level placement and reduce risk of vandalism, theft or misuse of any kind.



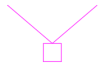
#### PRINCIPLE #5 – ACTIVITY SUPPORT

- Walkway placement is adjacent to parking, which increases visibility in these areas.
- Building is oriented to face parking area for further visibility.
- Bike racks are located close to the main building access doors.
- Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.
- All lightweight, non-permanently secured exterior furniture will be clearly labeled as property of Big Tree BBQ and easily identifiable. Furniture is intended to be secured or stored indoors after restaurant closing hours or when not in use.

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- Ensure toilet rooms are provided with secured motion sensor (occupancy) lighting systems that meet requested illumination and recommended lighting level.



#### ELECTRONIC SURVEILLANCE:

- Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- Cameras will be vandal-proof and bullet-style. CPTED plan shows camera locations with 100-degree horizontal field of view (see UniFi <https://ui.com/us/en/camera-security/bullet>).
- Building-mounted electronic surveillance is used to capture full coverage of parking areas parking lot, narrow alley east of the building, ingress and egress of the site, and dumpster area.
- 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.

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

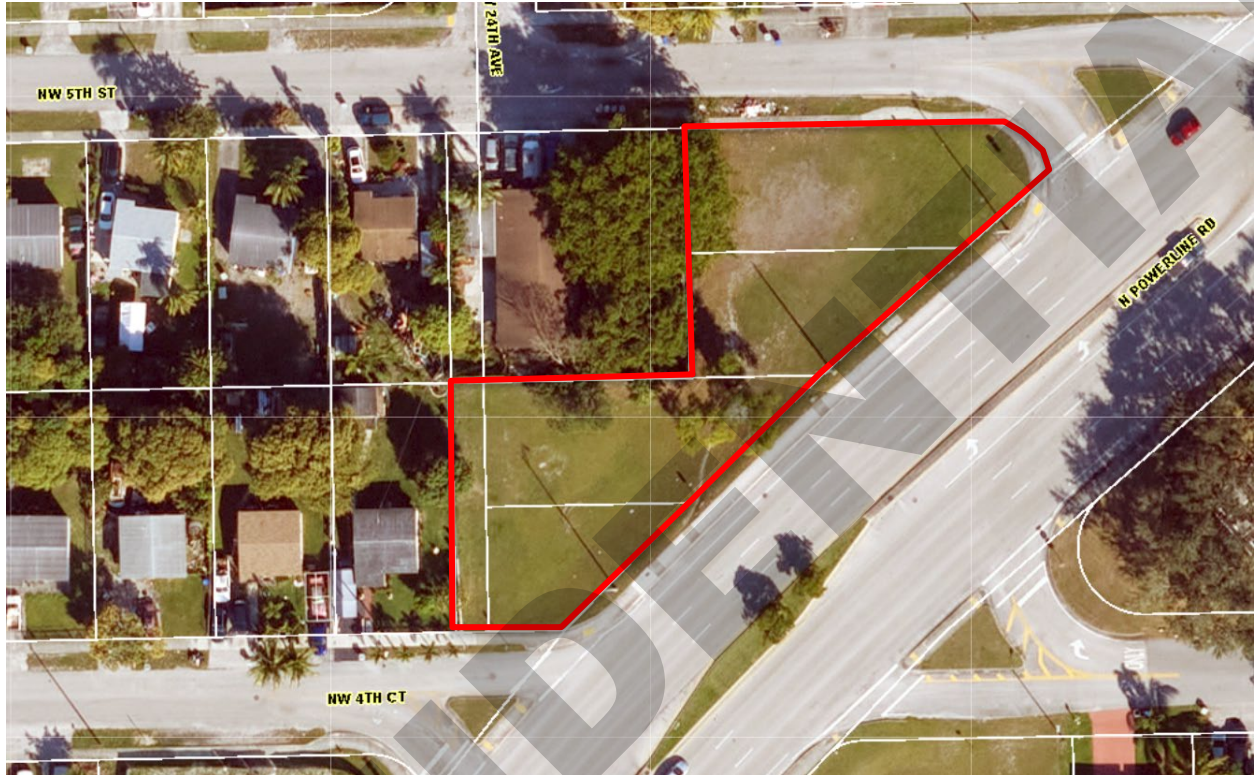
**Attachment: CrimeCast Report**

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EXHIBIT "A"



Parcel Id: [484233020220](#); [484233020230](#);  
[484233020550](#); [484233020560](#);  
[484233040770](#)

Owner: POMPANO BEACH  
COMMUNITY  
REDEVELOPMENT AGENCY  
Situs N POWERLINE RD POMPANO  
Address: BEACH FL 33069

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EXHIBIT "B"

CONFIDENTIAL

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12/03/2025



# CRIMECAST

## PREMIUMPLUS

GENERATED FOR: **PLANW3ST, LLC**

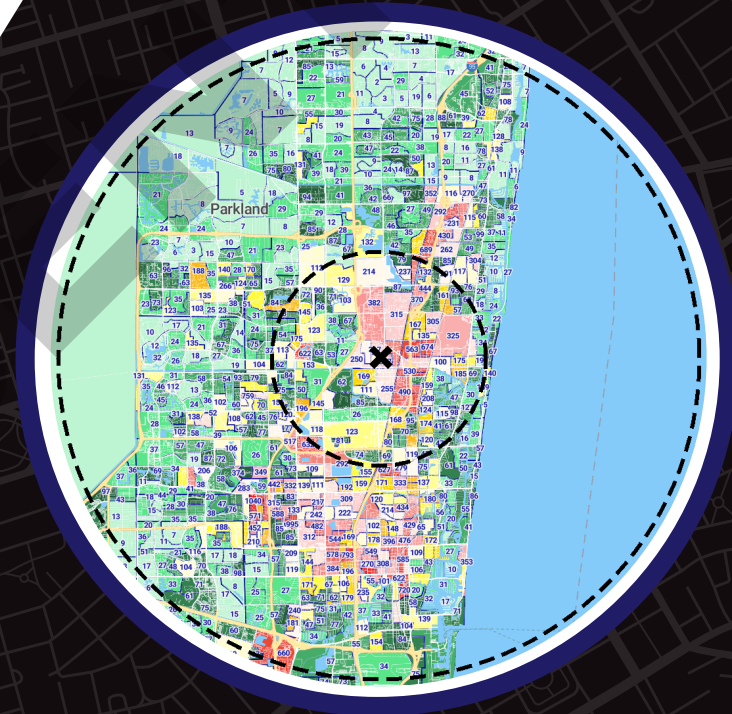
SITE NAME: **BIG TREE BBQ**

ADDRESS: **2350 NORTHWEST 5TH STREET  
POMPANO BEACH, FL 33069**

CREATION DATE: **APRIL 09, 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.



## 2024 CAP INDEX® SCORES

**MAX-1: 341**

**MAX-3: 436**

**MAX-6: 426**

**MAX-12: 462**



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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.

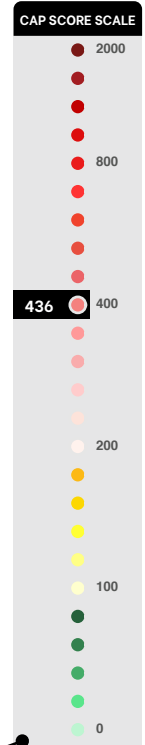
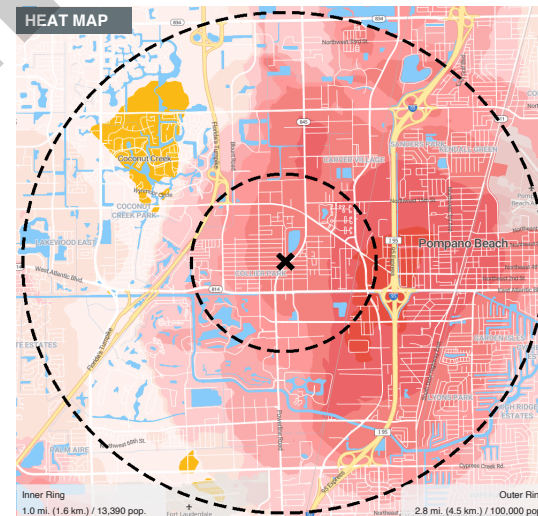
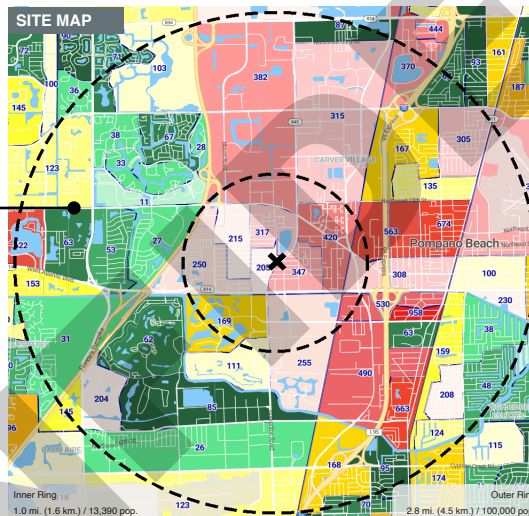
### MAX-3 SUMMARY PAGE

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST  
PREMIUMPLUS**

2024 NATIONAL CRIME RISK SCORES									
<div>THIS SITE'S CAP INDEX® SCORE:</div> <div>436</div> <div>THE CRIME RISK AT THIS SITE IS 4.36 TIMES THE NATIONAL AVERAGE OF 100.</div>	CRIMES AGAINST PERSONS		393 <th colspan="2">CRIMES AGAINST PROPERTY</th> <td>472<th colspan="2">SUPPLEMENTAL SCORES</th></td>	CRIMES AGAINST PROPERTY		472 <th colspan="2">SUPPLEMENTAL SCORES</th>	SUPPLEMENTAL SCORES		
	Homicide		408	Burglary		501	Simple Assault		535
	Rape		340	Larceny		458	Vandalism		514
	Robbery		467	Motor Vehicle Theft		496			
	Aggravated Assault		400						



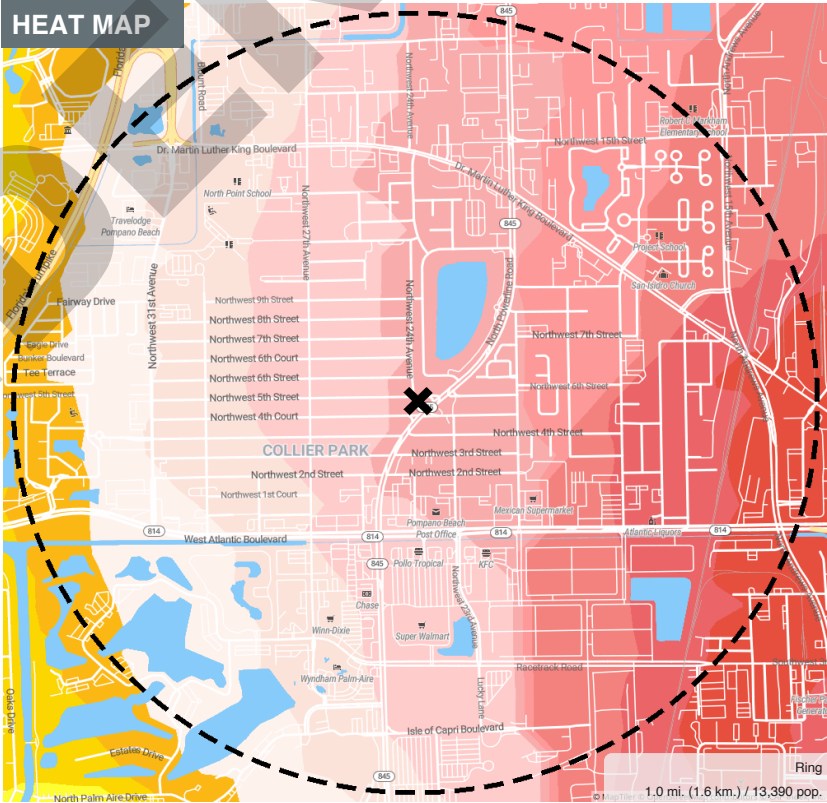
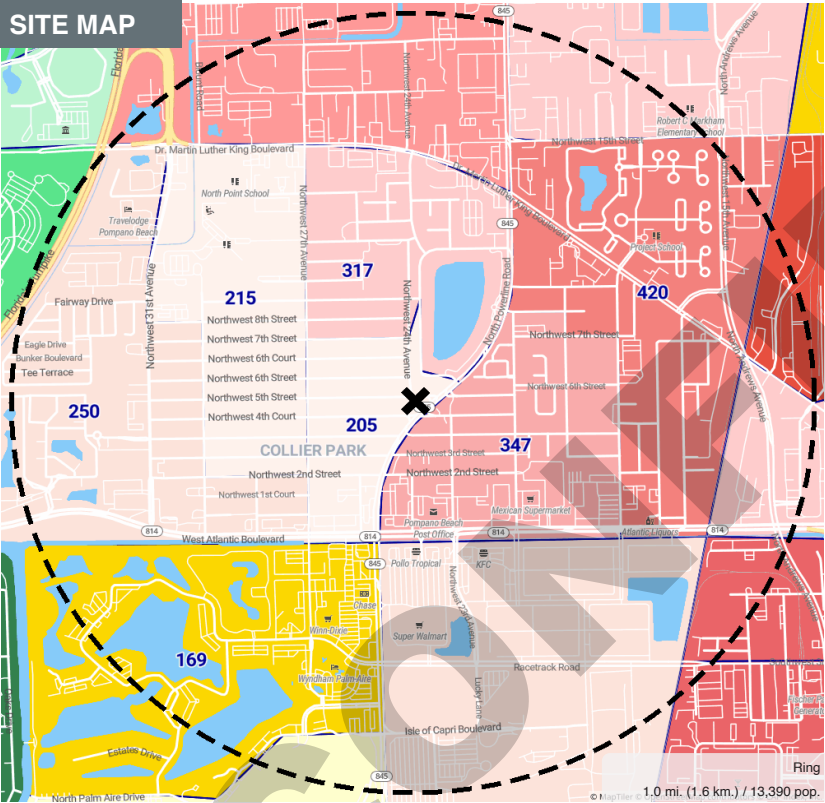
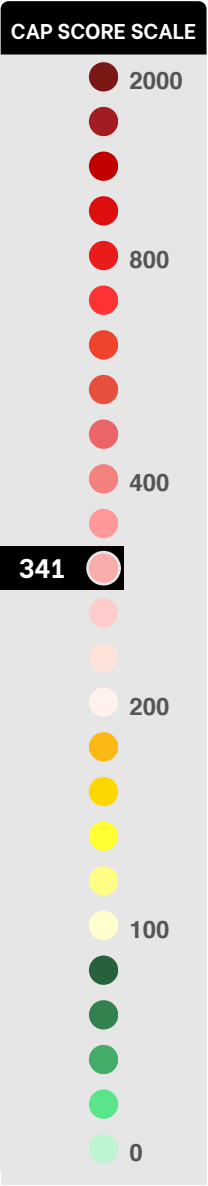
The **Heat Map** provides an alternative view of the risk of crime within the map window. CRIMECAST® Heat Maps are developed by calculating the CAP Index® Scores for every point on the map and then shading its corresponding risk level.

### CAP SCORE SCALE

CAP Scores range from 0 to 2000, with 0 representing the lowest risk and 2000 the highest; 100 is average. A score of 600 is 6 times the National Average, and a score of 25 indicates a risk that is 1/4 of the National Average.

SITE NAME: BIG TREE BBQ  
ADDRESS: 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

2024 NATIONAL CRIME RISK SCORES					
THIS SITE'S CAP INDEX® SCORE:  <b>341</b>  THE CRIME RISK AT THIS SITE IS 3.41 TIMES THE NATIONAL AVERAGE OF 100.	CRIMES AGAINST PERSONS		CRIMES AGAINST PROPERTY		SUPPLEMENTAL SCORES
	Homicide	352	Burglary	349	Simple Assault 475
	Rape	332	Larceny	425	Vandalism 437
	Robbery	345	Motor Vehicle Theft	381	
	Aggravated Assault	341			



Creation Date: April 09, 2025  
Database Year: 2024





## MAX-1 SITE MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

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## PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

**THIS SITE'S CAP INDEX® SCORE:**

# 341

THE CRIME RISK AT THIS SITE IS 3.41  
TIMES THE NATIONAL AVERAGE OF 100.

**THE CRIME RISK AT THIS SITE IS 3.41  
TIMES THE NATIONAL AVERAGE OF 100.**

**CRIMES AGAINST PERSONS 341**

341

Homicide	352
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352

Rape	332
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332

Robbery	345
---------	-----

345

Aggravated Assault	341
--------------------	-----

341

**CRIMES AGAINST PROPERTY 398**

398

Burglary	349
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349

Larceny	425
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425

Motor Vehicle Theft	381
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381

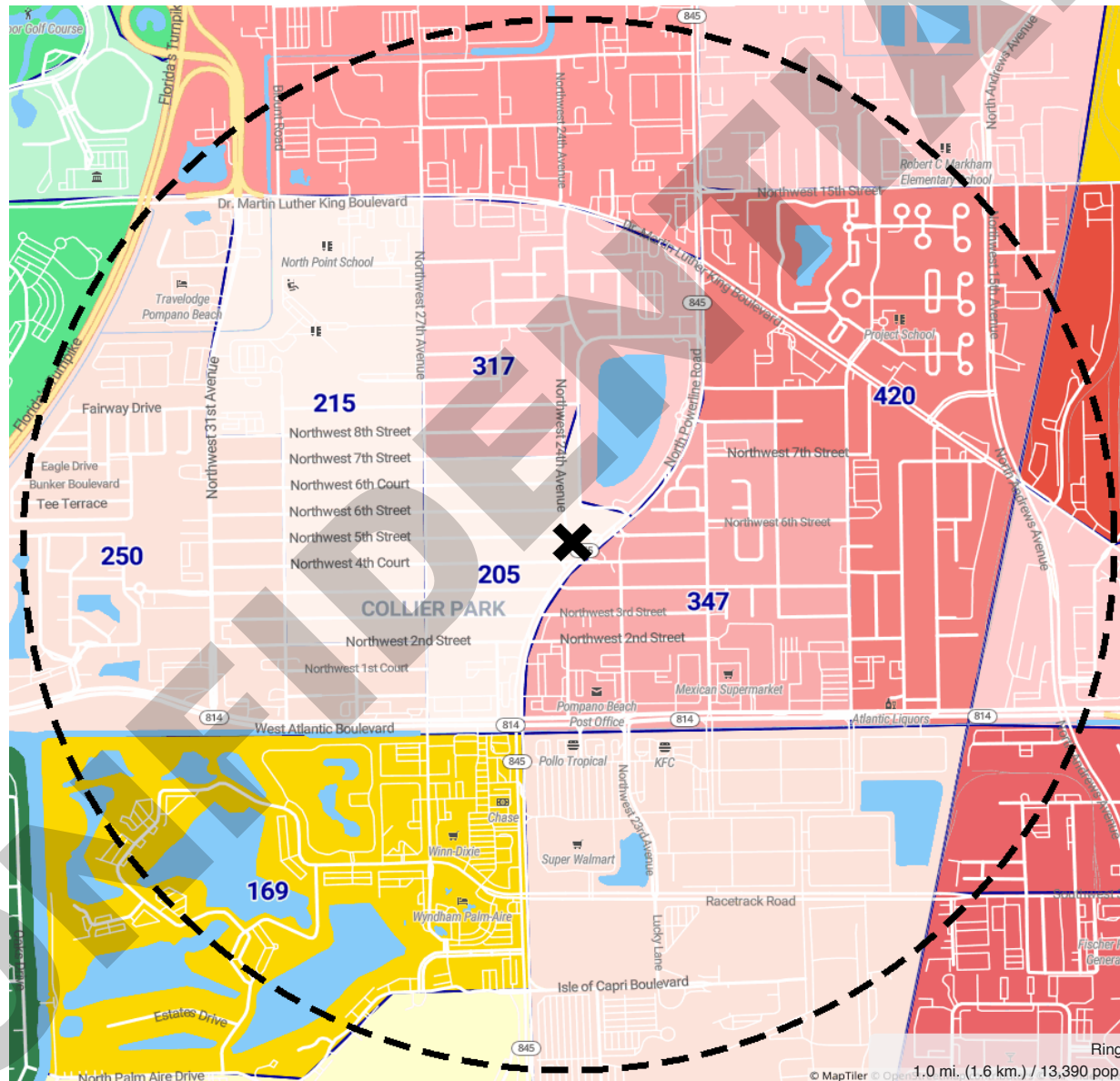
## SUPPLEMENTAL SCORES

Simple Assault 475

475

Vandalism 437

437



## CAP SCORE SCALE

2000

800

400

341

200

100

0



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Database Year: 2024



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# MAX-1 HEAT MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**341**

THE CRIME RISK AT THIS SITE IS 3.41  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 341

Homicide 352

Rape 332

Robbery 345

Aggravated Assault 341

### CRIMES AGAINST PROPERTY 398

Burglary 349

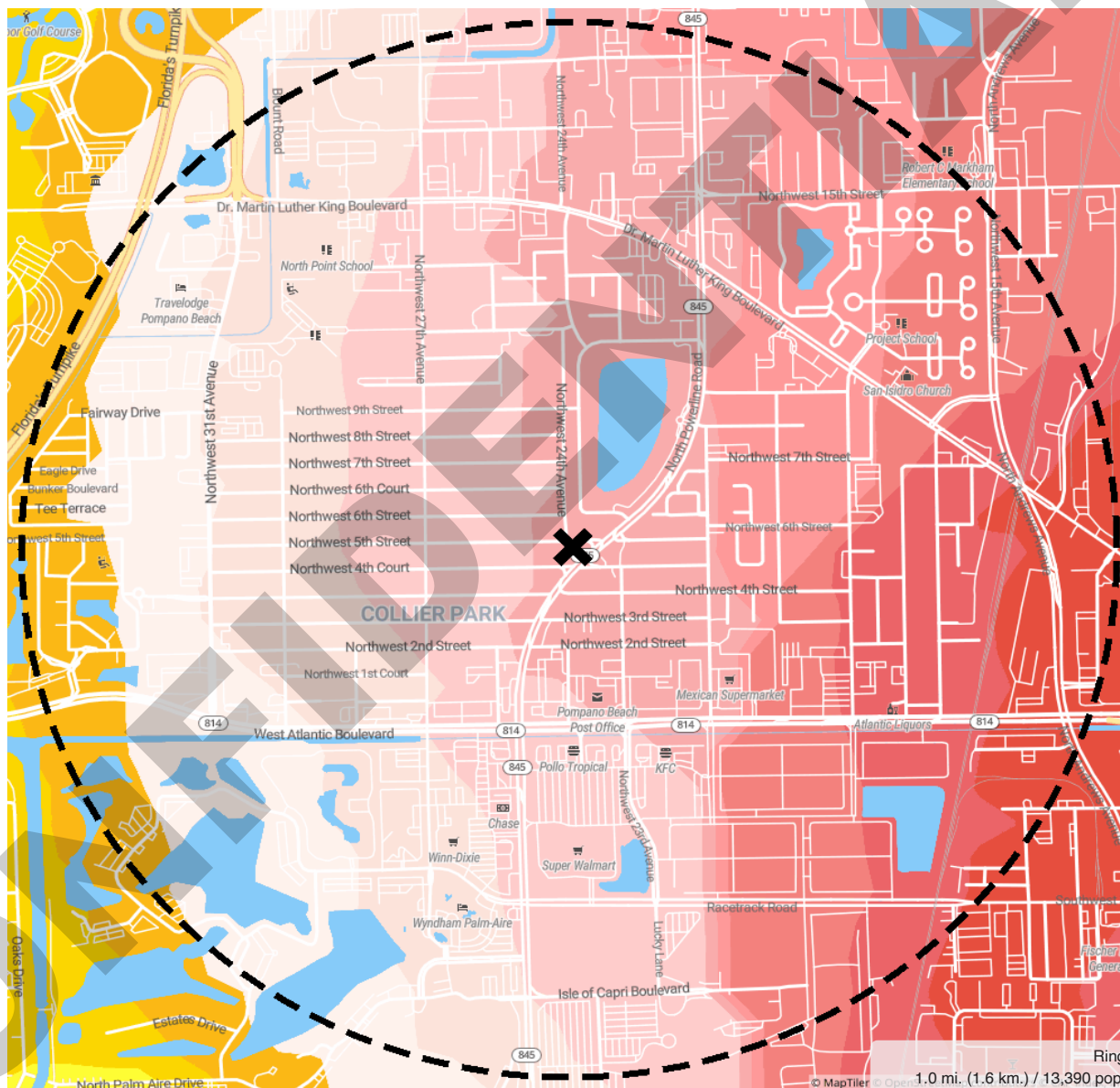
Larceny 425

Motor Vehicle Theft 381

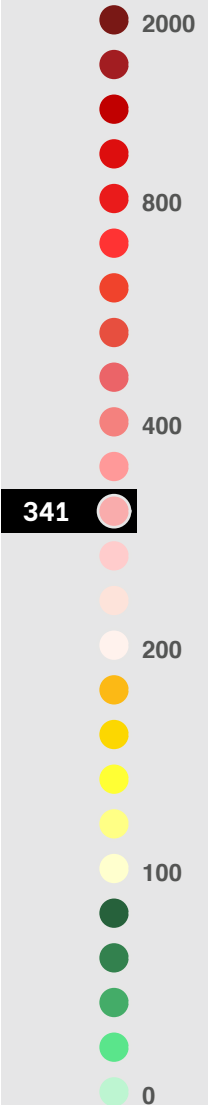
### SUPPLEMENTAL SCORES

Simple Assault 475

Vandalism 437



## CAP SCORE SCALE



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Database Year: 2024



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# MAX-1 SCORE SUMMARY

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

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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 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
<b>CAP Index® Score</b>	<b>347</b>	<b>341</b>	<b>317</b>	<b>370</b>	<b>348</b>	<b>323</b>	<b>307</b>	<b>282</b>	<b>272</b>
<b>CRIMES AGAINST PERSONS</b>	<b>359</b>	<b>341</b>	<b>331</b>	<b>365</b>	<b>332</b>	<b>322</b>	<b>308</b>	<b>279</b>	<b>281</b>
Homicide	344	352	341	345	345	339	321	318	314
Rape	326	332	338	273	266	264	248	248	252
Robbery	353	345	331	403	376	363	324	292	293
Aggravated Assault	366	341	339	361	323	322	308	278	286
<b>CRIMES AGAINST PROPERTY</b>	<b>409</b>	<b>398</b>	<b>400</b>	<b>344</b>	<b>323</b>	<b>328</b>	<b>277</b>	<b>259</b>	<b>271</b>
Burglary	401	349	333	322	272	263	270	219	217
Larceny	428	425	420	359	342	340	292	279	287
Motor Vehicle Theft	354	381	420	333	353	395	233	250	292
<b>SUPPLEMENTAL SCORES</b>									
Simple Assault	469	475	488	352	348	360	275	273	293
Vandalism	432	437	449	357	350	361	283	283	298



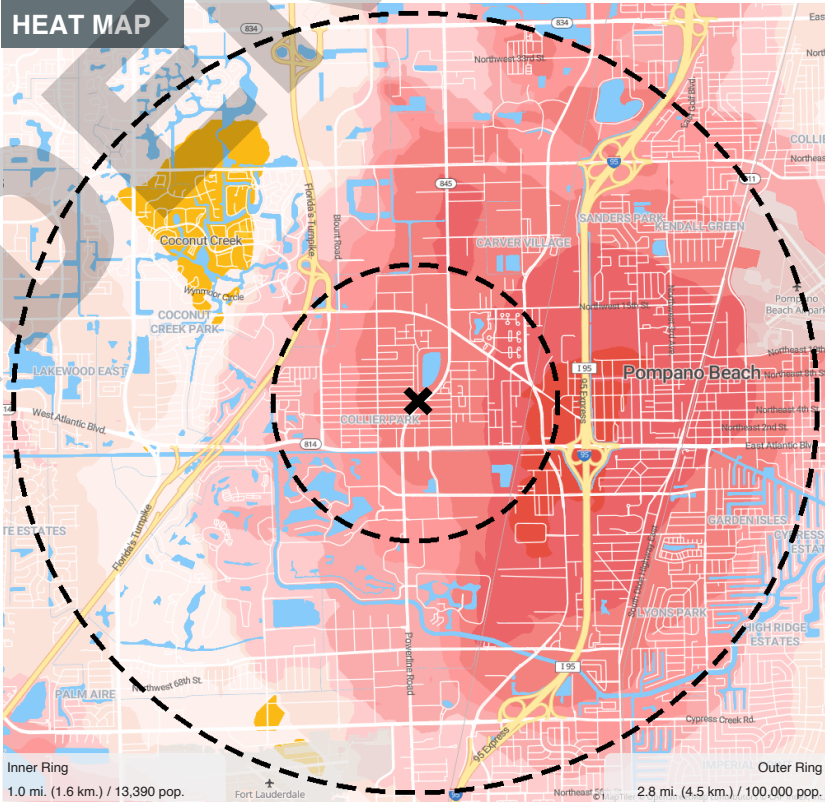
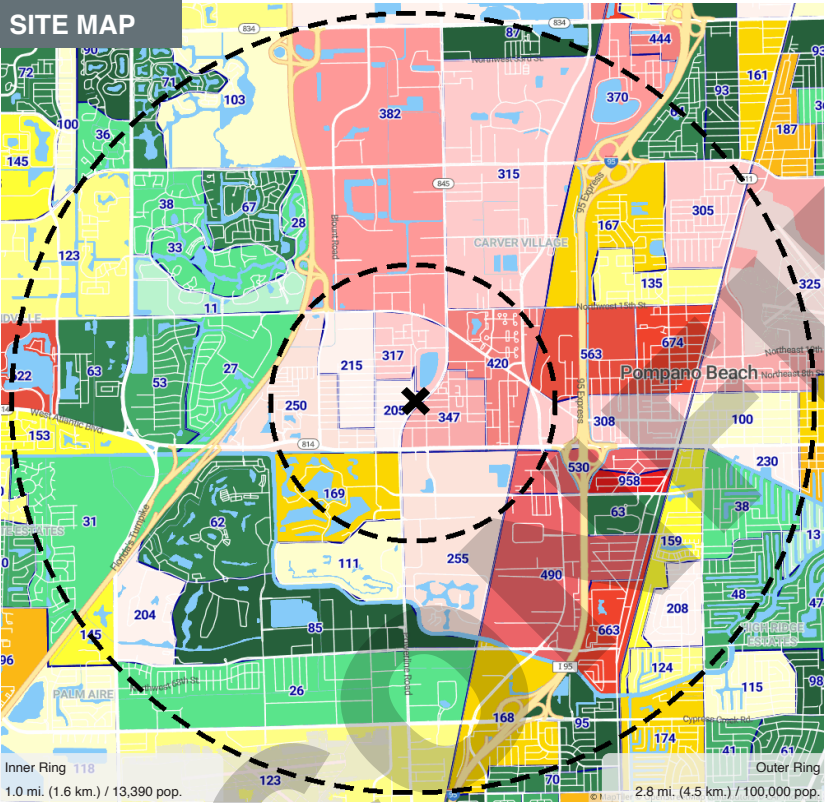
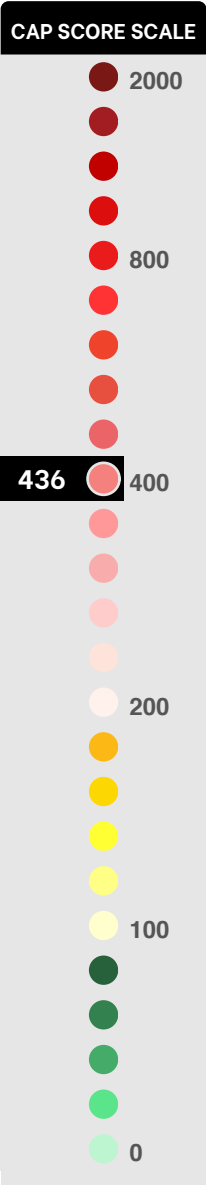
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	Homicide		408	Burglary		501	Simple Assault		535
	Rape		340	Larceny		458	Vandalism		514
	Robbery		467	Motor Vehicle Theft		496			
	Aggravated Assault		400						



# MAX-3 SITE MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**436**

THE CRIME RISK AT THIS SITE IS 4.36  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 393

Homicide 408

Rape 340

Robbery 467

Aggravated Assault 400

### CRIMES AGAINST PROPERTY 472

Burglary 501

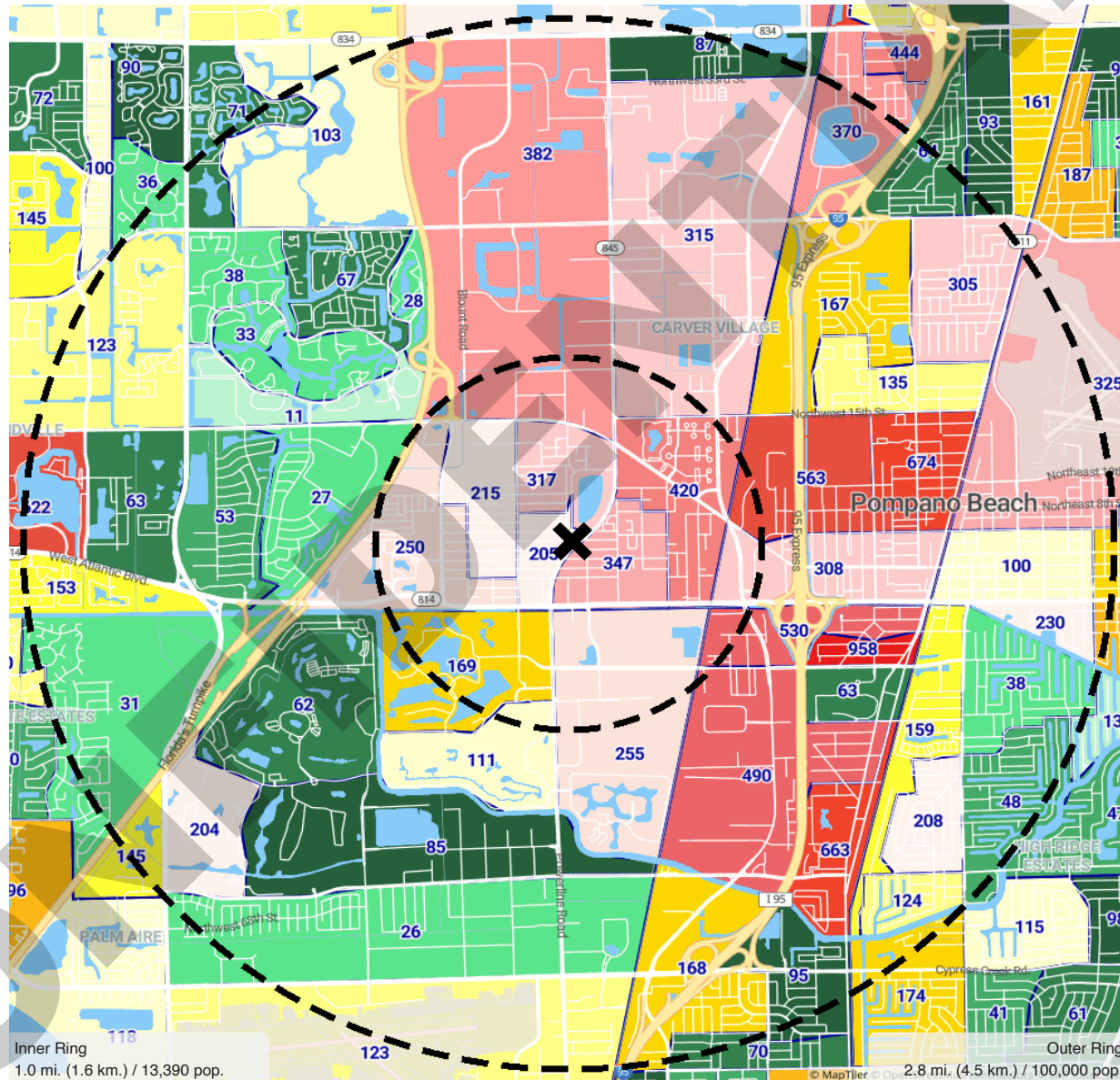
Larceny 458

Motor Vehicle Theft 496

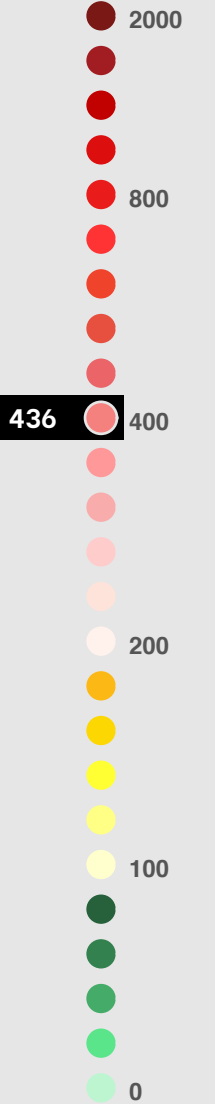
### SUPPLEMENTAL SCORES

Simple Assault 535

Vandalism 514



## CAP SCORE SCALE



Creation Date: April 09, 2025  
Database Year: 2024



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# MAX-3 HEAT MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**436**

THE CRIME RISK AT THIS SITE IS 4.36  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 393

Homicide 408

Rape 340

Robbery 467

Aggravated Assault 400

### CRIMES AGAINST PROPERTY 472

Burglary 501

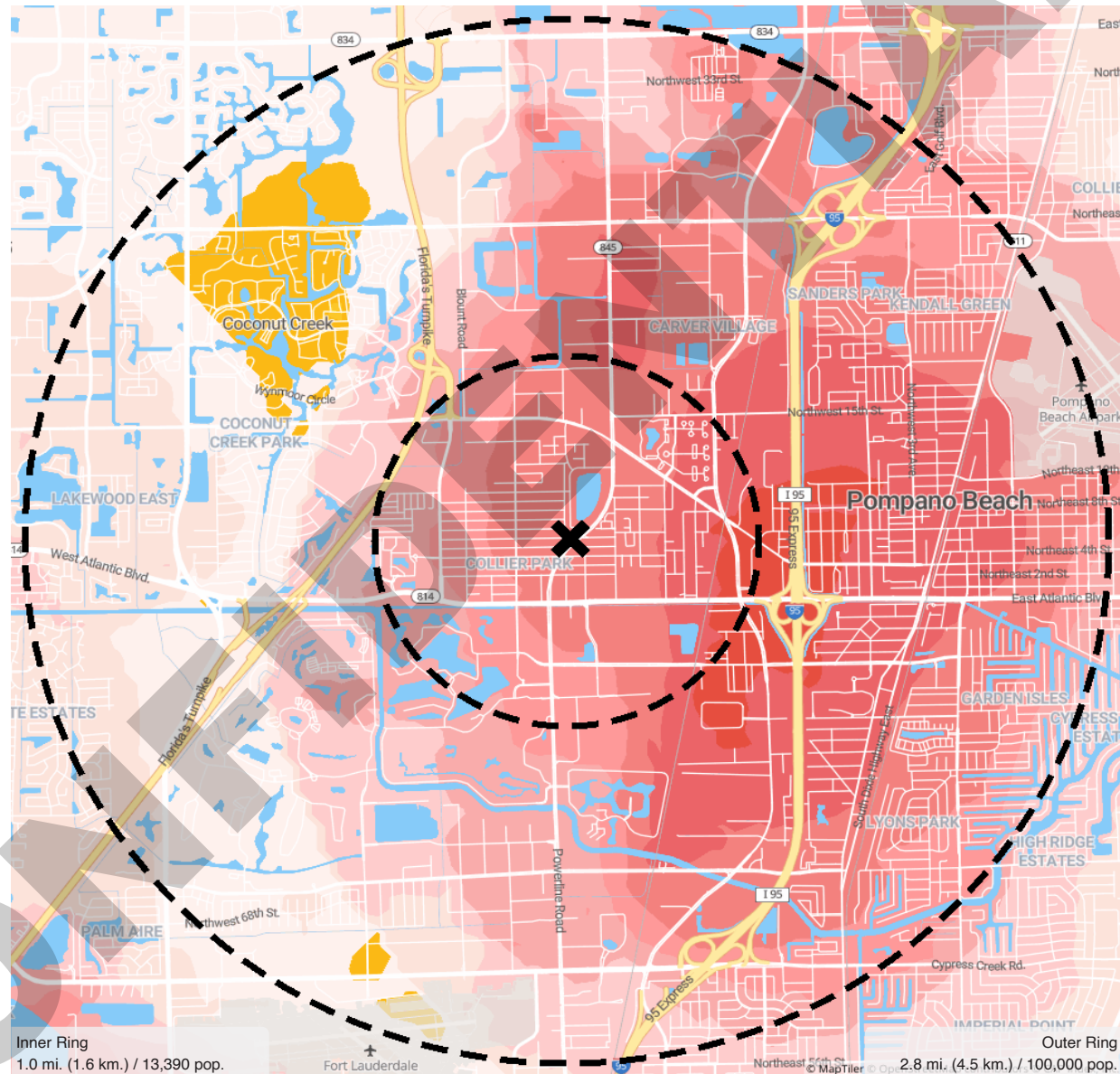
Larceny 458

Motor Vehicle Theft 496

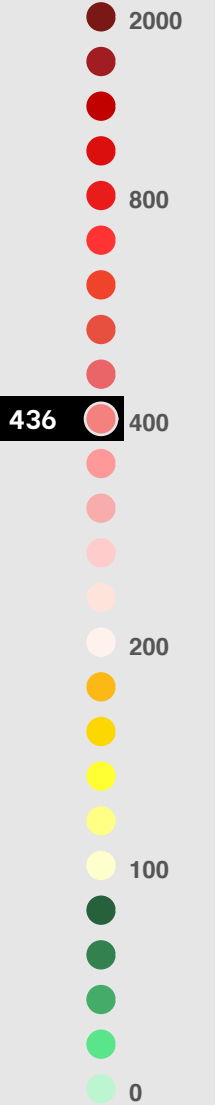
### SUPPLEMENTAL SCORES

Simple Assault 535

Vandalism 514



## CAP SCORE SCALE



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# MAX-3 SCORE SUMMARY

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, 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 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
<b>CAP Index® Score</b>	<b>402</b>	<b>436</b>	<b>382</b>	<b>429</b>	<b>444</b>	<b>389</b>	<b>355</b>	<b>361</b>	<b>327</b>
<b>CRIMES AGAINST PERSONS</b>	<b>376</b>	<b>393</b>	<b>372</b>	<b>382</b>	<b>382</b>	<b>362</b>	<b>322</b>	<b>322</b>	<b>316</b>
Homicide	381	408	399	383	400	397	355	368	367
Rape	338	340	361	283	273	282	257	254	269
Robbery	418	467	392	478	509	430	383	395	347
Aggravated Assault	387	400	396	382	378	376	326	326	334
<b>CRIMES AGAINST PROPERTY</b>	<b>442</b>	<b>472</b>	<b>454</b>	<b>372</b>	<b>383</b>	<b>372</b>	<b>299</b>	<b>307</b>	<b>308</b>
Burglary	524	501	471	421	391	373	352	315	307
Larceny	436	458	441	366	368	357	297	300	302
Motor Vehicle Theft	450	496	490	424	460	460	296	325	341
<b>SUPPLEMENTAL SCORES</b>									
Simple Assault	524	535	530	393	392	391	307	307	318
Vandalism	455	514	511	376	412	411	298	333	339



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# MAX-6 SUMMARY PAGE

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

# CRIMECAST

## PREMIUMPLUS

### 2024 NATIONAL CRIME RISK SCORES

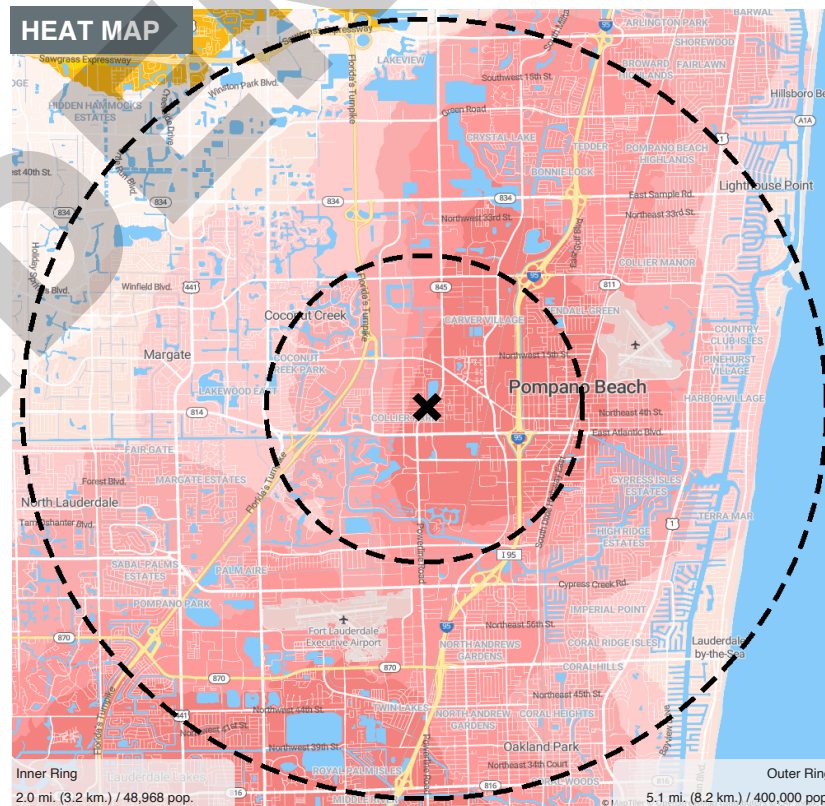
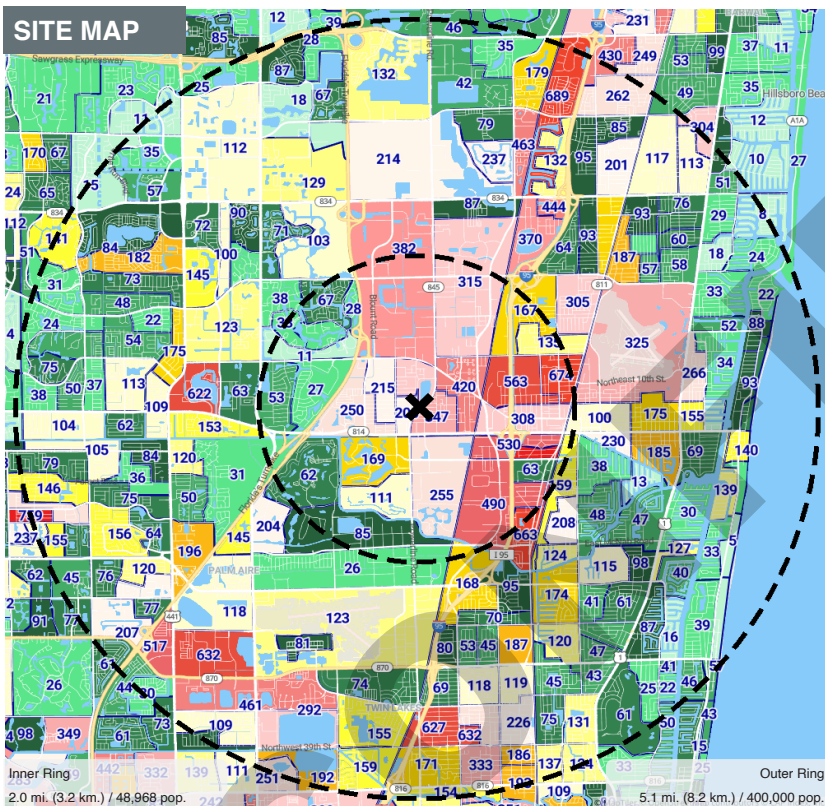
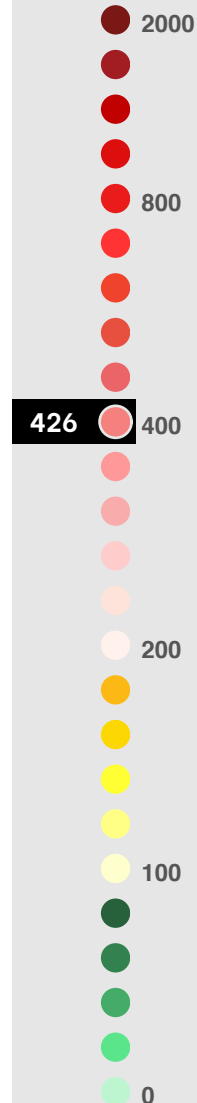
THIS SITE'S CAP INDEX® SCORE:

# 426

THE CRIME RISK AT THIS SITE IS 4.26  
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	374	CRIMES AGAINST PROPERTY	463	SUPPLEMENTAL SCORES	
Homicide	356	Burglary	505	Simple Assault	632
Rape	371	Larceny	446	Vandalism	477
Robbery	466	Motor Vehicle Theft	485		
Aggravated Assault	370				

### CAP SCORE SCALE



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# MAX-6 SITE MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**426**

THE CRIME RISK AT THIS SITE IS 4.26  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 374

Homicide 356

Rape 371

Robbery 466

Aggravated Assault 370

### CRIMES AGAINST PROPERTY 463

Burglary 505

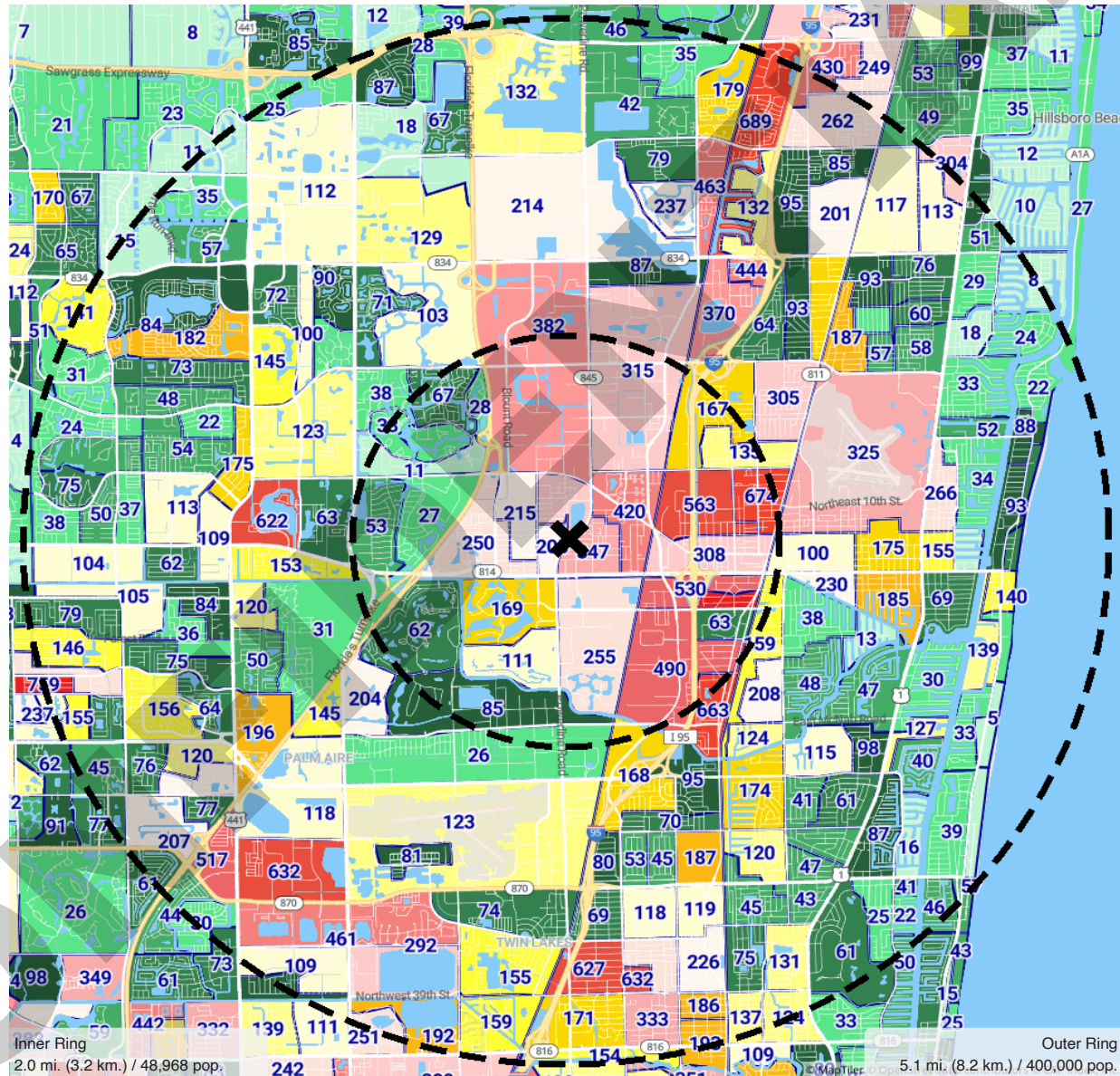
Larceny 446

Motor Vehicle Theft 485

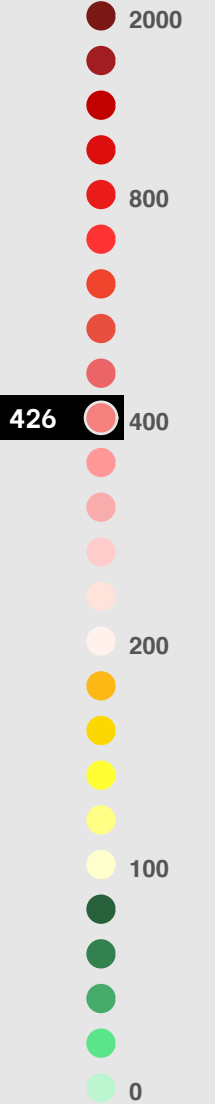
### SUPPLEMENTAL SCORES

Simple Assault 632

Vandalism 477



## CAP SCORE SCALE



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# MAX-6 HEAT MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**426**

THE CRIME RISK AT THIS SITE IS 4.26  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 374

Homicide 356

Rape 371

Robbery 466

Aggravated Assault 370

### CRIMES AGAINST PROPERTY 463

Burglary 505

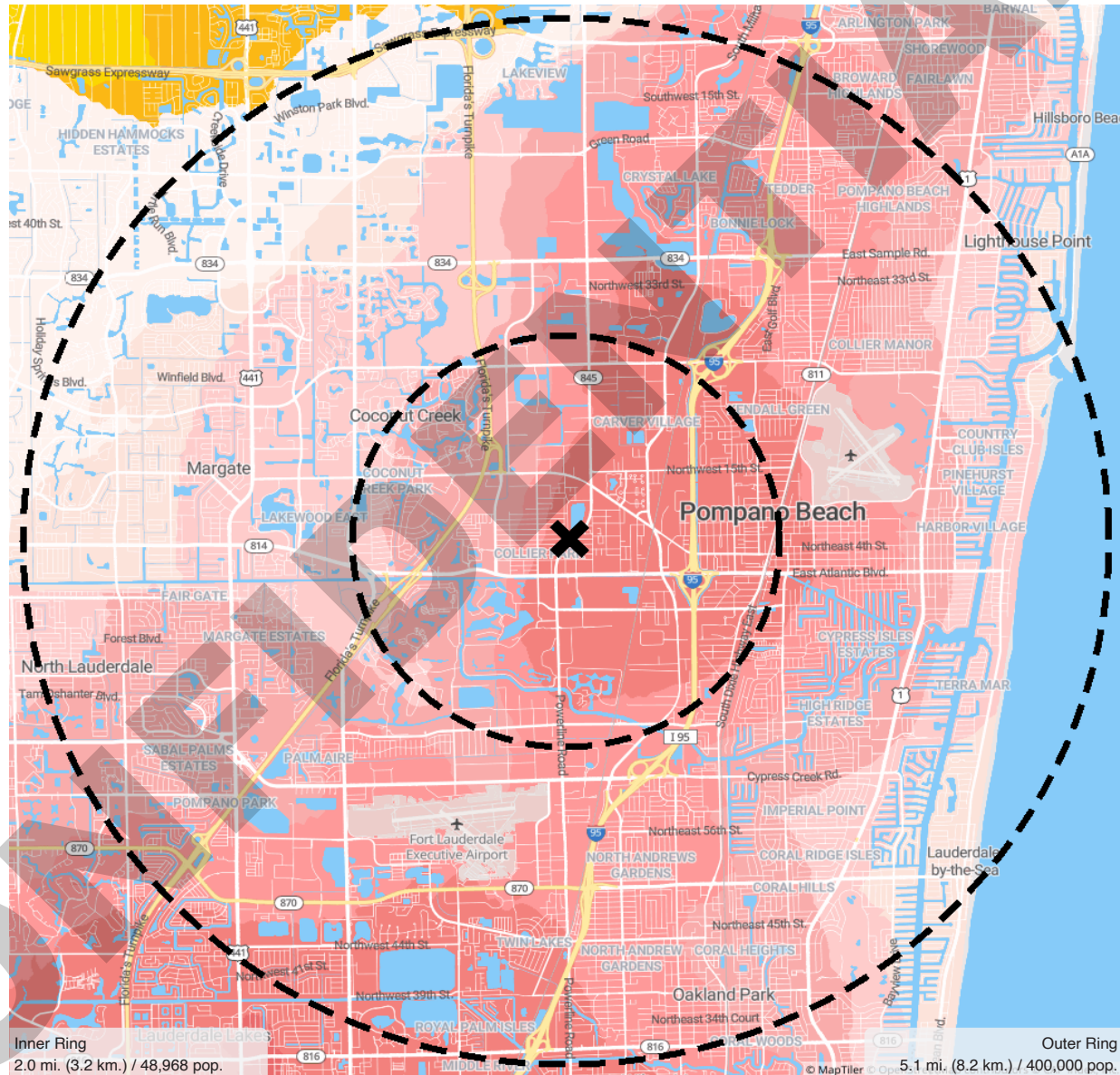
Larceny 446

Motor Vehicle Theft 485

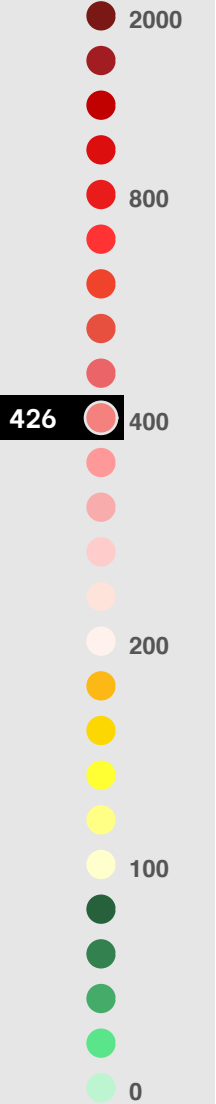
### SUPPLEMENTAL SCORES

Simple Assault 632

Vandalism 477



## CAP SCORE SCALE



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# MAX-6 SCORE SUMMARY

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, 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 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
<b>CAP Index® Score</b>	<b>403</b>	<b>426</b>	<b>387</b>	<b>430</b>	<b>434</b>	<b>394</b>	<b>356</b>	<b>352</b>	<b>332</b>
<b>CRIMES AGAINST PERSONS</b>	<b>363</b>	<b>374</b>	<b>354</b>	<b>369</b>	<b>364</b>	<b>345</b>	<b>311</b>	<b>306</b>	<b>300</b>
Homicide	333	356	356	334	349	354	311	321	327
Rape	376	371	372	314	298	291	286	277	277
Robbery	427	466	413	488	508	453	392	394	366
Aggravated Assault	365	370	361	360	350	342	307	301	304
<b>CRIMES AGAINST PROPERTY</b>	<b>444</b>	<b>463</b>	<b>433</b>	<b>374</b>	<b>376</b>	<b>355</b>	<b>301</b>	<b>301</b>	<b>294</b>
Burglary	513	505	470	413	394	372	345	317	306
Larceny	428	446	415	359	359	336	292	292	284
Motor Vehicle Theft	470	485	471	442	450	443	309	318	327
<b>SUPPLEMENTAL SCORES</b>									
Simple Assault	647	632	559	485	463	413	379	363	336
Vandalism	494	477	464	408	382	373	324	309	308



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# MAX-12 SUMMARY PAGE

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPAÑO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

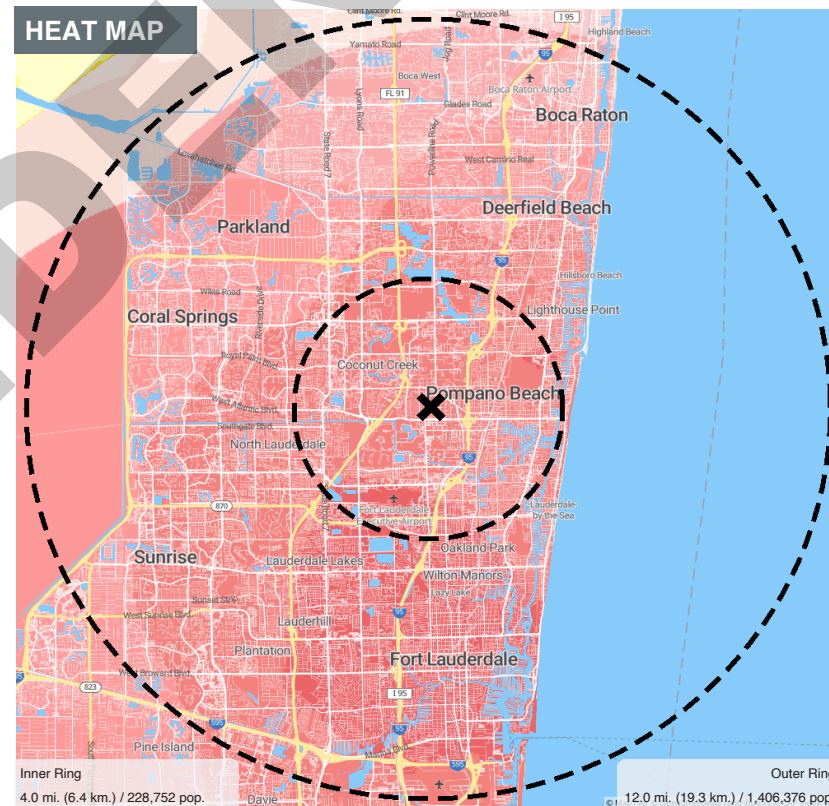
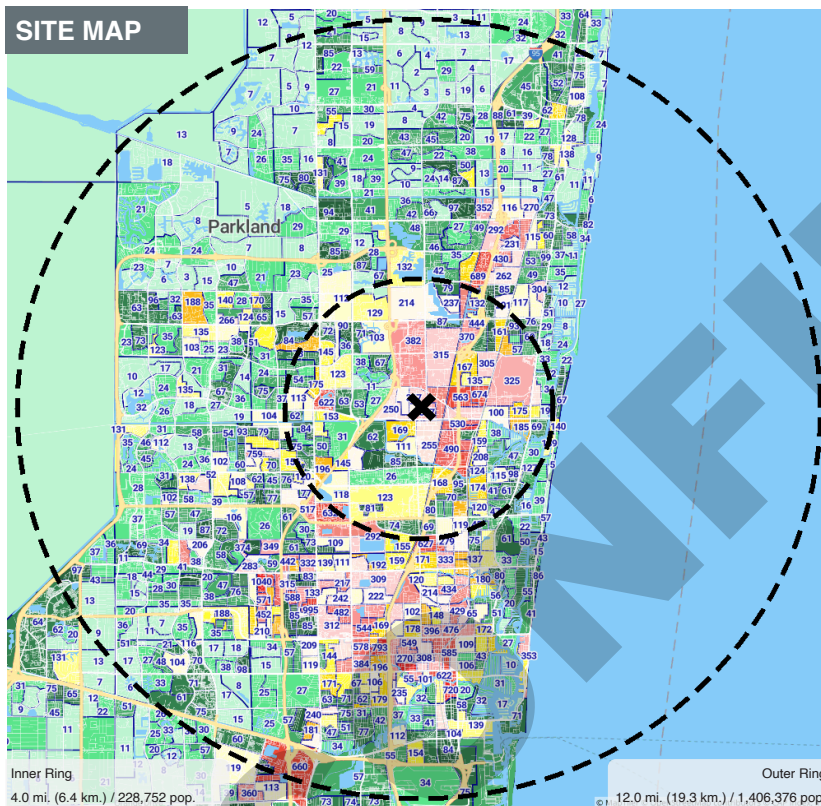
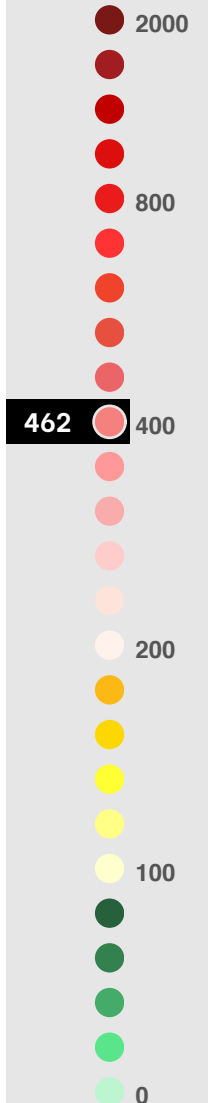
THIS SITE'S CAP INDEX® SCORE:

**462**

THE CRIME RISK AT THIS SITE IS 4.62  
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	507	CRIMES AGAINST PROPERTY	733	SUPPLEMENTAL SCORES	
Homicide	500	Burglary	768	Simple Assault	770
Rape	449	Larceny	755	Vandalism	716
Robbery	480	Motor Vehicle Theft	699		
Aggravated Assault	543				

## CAP SCORE SCALE



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# MAX-12 SITE MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

**462**

THE CRIME RISK AT THIS SITE IS 4.62  
TIMES THE NATIONAL AVERAGE OF 100.

### CRIMES AGAINST PERSONS 507

Homicide 500

Rape 449

Robbery 480

Aggravated Assault 543

### CRIMES AGAINST PROPERTY 733

Burglary 768

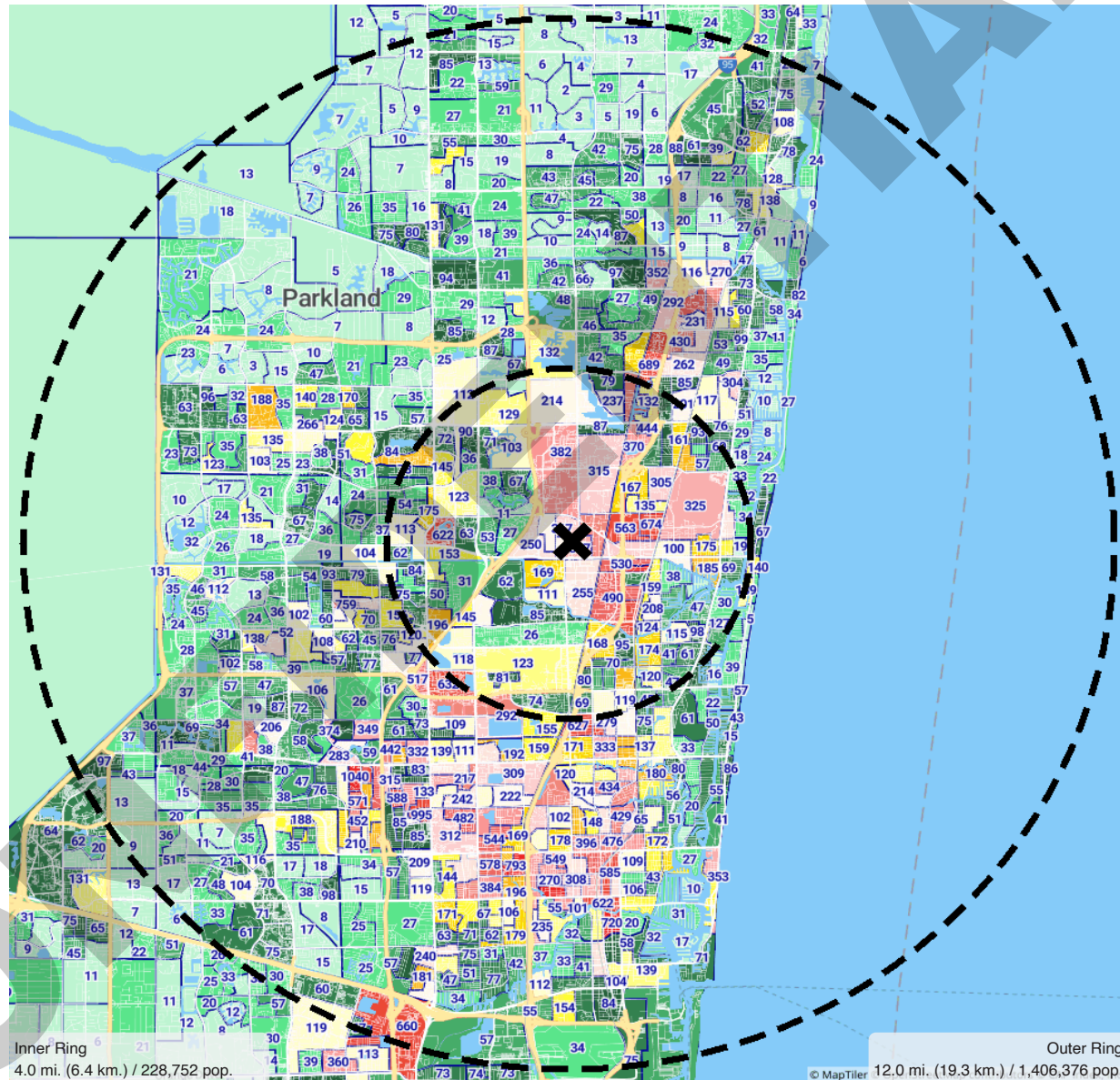
Larceny 755

Motor Vehicle Theft 699

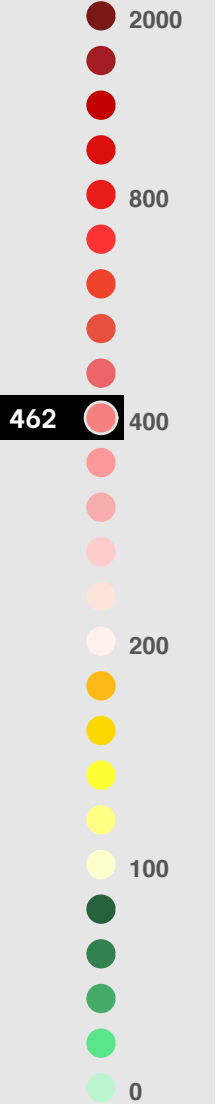
### SUPPLEMENTAL SCORES

Simple Assault 770

Vandalism 716



## CAP SCORE SCALE



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# MAX-12 HEAT MAP

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, POMPANO BEACH, FL 33069

**CRIMECAST**  
PREMIUMPLUS

## 2024 NATIONAL CRIME RISK SCORES

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### CRIMES AGAINST PERSONS 507

Homicide 500

Rape 449

Robbery 480

Aggravated Assault 543

### CRIMES AGAINST PROPERTY 733

Burglary 768

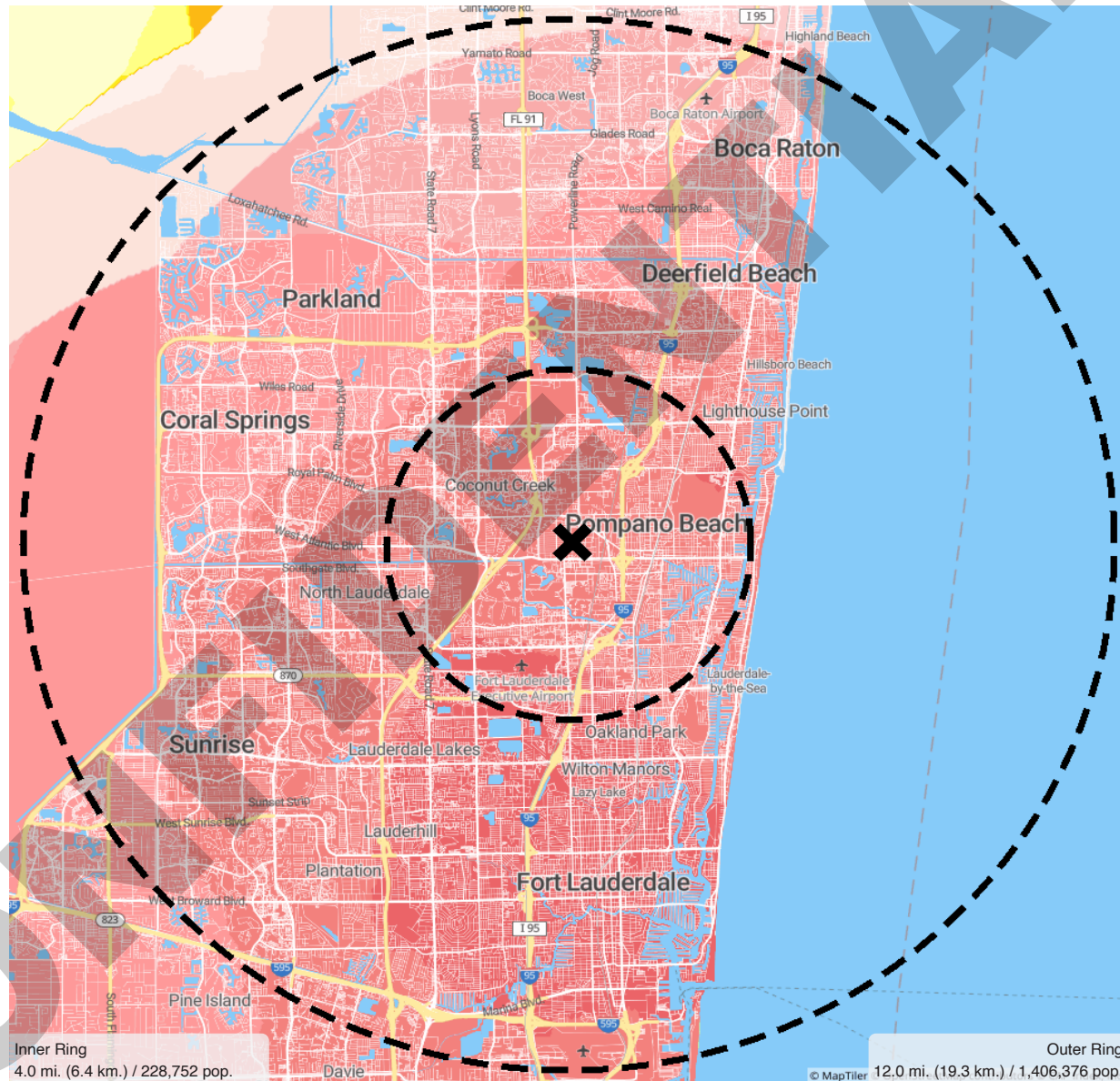
Larceny 755

Motor Vehicle Theft 699

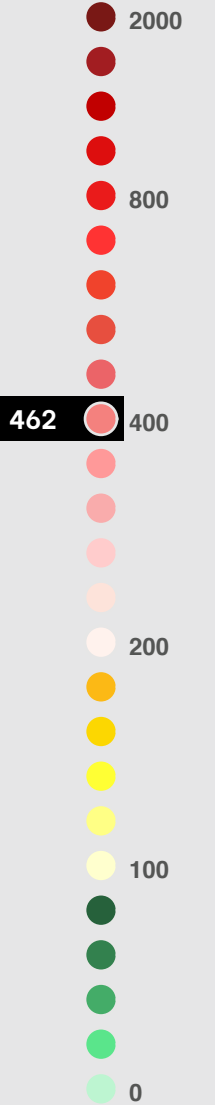
### SUPPLEMENTAL SCORES

Simple Assault 770

Vandalism 716



## CAP SCORE SCALE



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# MAX-12 SCORE SUMMARY

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**CRIMECAST**  
PREMIUMPLUS

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GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
CRIME RISK SCORES	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029	PAST 2020	CURRENT 2024	PROJECTED 2029
<b>CAP Index® Score</b>	<b>421</b>	<b>462</b>	<b>439</b>	<b>449</b>	<b>471</b>	<b>447</b>	<b>372</b>	<b>382</b>	<b>376</b>
<b>CRIMES AGAINST PERSONS</b>	<b>458</b>	<b>507</b>	<b>506</b>	<b>465</b>	<b>493</b>	<b>493</b>	<b>392</b>	<b>415</b>	<b>429</b>
Homicide	429	500	500	431	490	498	400	451	460
Rape	429	449	498	359	360	390	326	335	371
Robbery	424	480	447	485	523	490	389	406	396
Aggravated Assault	495	543	547	489	514	519	416	442	461
<b>CRIMES AGAINST PROPERTY</b>	<b>666</b>	<b>733</b>	<b>709</b>	<b>561</b>	<b>595</b>	<b>581</b>	<b>451</b>	<b>476</b>	<b>481</b>
Burglary	611	768	709	491	599	561	411	482	462
Larceny	694	755	725	582	607	587	473	495	496
Motor Vehicle Theft	678	699	714	638	648	671	446	459	496
<b>SUPPLEMENTAL SCORES</b>									
Simple Assault	817	770	718	613	564	530	479	442	431
Vandalism	686	716	646	567	574	520	449	464	429



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## POINT OF INTEREST (POI) DATA

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, 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./4.5 KM.	MAX-6 COUNT WITHIN 5.1 MI./8.2 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
<b>Accessibility/Escape Route POIs</b>					
 Highway Entrances & Exits	0.1/0.2	76	412	1,150	3,385
 Rail, Subway, & Train Stations	2.4/3.9	0	2	2	6
<b>Government/Medical POIs</b>					
 Detention Facilities	0.9/1.4	3	5	6	8
 Fire Stations	0.4/0.6	1	3	23	76
 Hospitals	3.0/4.8	0	0	5	18
 Police Stations	2.0/3.2	0	2	8	28
<b>Other POIs</b>					
 Bars & Nightclubs	0.6/1.0	4	26	112	428
 Beer, Wine, & Liquor Stores	0.6/1.0	1	7	50	187
 Casinos	1.1/1.8	0	1	2	5
 Check Cashing Locations	0.4/0.6	3	20	48	117
 Convenience Stores & Gas Stations	0.2/0.3	17	56	184	525
 Homeless Shelters & Food Banks	0.4/0.6	2	2	6	15
 Pawn Shops	0.3/0.5	1	9	35	76

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

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, 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.
<b>Population Data</b>					
<b>Total Population</b>	13,390	100,424	401,971	1,410,608	336,157,119
<b>Per Square Mile</b>	6,043.6	4,160.1	5,449.4	5,080.3	95.1
<b>% Change</b>	6.5%	2.8%	1.6%	2.1%	2.0%
<b>By Age Group</b>					
% 0-14	19.9%	15.7%	15.1%	15.1%	17.2%
% 15-17	4.2%	3.3%	3.3%	3.4%	3.9%
% 18-24	9.6%	7.6%	7.7%	8.4%	9.8%
% 25-44	28.8%	26.3%	25.7%	25.0%	25.9%
% 45-64	22.3%	24.6%	27.1%	26.8%	24.6%
% 65+	15.2%	22.6%	21.1%	21.4%	18.6%
<b>By Marital Status (Age 15+)</b>					
% Never Married	45.8%	37.3%	35.6%	34.4%	34.0%
% Married, Spouse Present	27.1%	33.1%	36.4%	39.4%	45.3%
% Married, Spouse Absent	9.9%	7.7%	7.0%	5.9%	4.3%
% Divorced	10.6%	13.3%	14.1%	13.6%	10.7%
% Widowed	6.6%	8.6%	6.9%	6.7%	5.6%
<b>By Education Level (Age 25+)</b>					
% Less than 9th Grade	8.0%	7.6%	5.9%	4.6%	4.8%
% Some High School, No Diploma	10.1%	7.0%	6.5%	5.4%	6.1%
% High School Graduate (including equivalent)	31.2%	30.0%	30.2%	26.2%	26.5%
% Some College, No Degree	21.1%	19.9%	18.9%	18.0%	19.6%
% Associate's Degree	6.3%	7.5%	8.3%	9.2%	8.7%
% Bachelor's Degree	15.0%	17.4%	19.0%	22.3%	20.9%
% Graduate Degree	8.2%	10.7%	11.1%	14.2%	13.4%

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



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PZ25-12000012  
10-01-2025



## DEMOGRAPHIC DATA

**SITE NAME:** BIG TREE BBQ

**ADDRESS:** 2350 NORTHWEST 5TH STREET, 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.
<b>Household / Housing Data</b>					
<b>Total Households</b>	4,808	41,775	165,894	573,161	129,079,042
<b>Avg. People per HH</b>	2.8	2.4	2.4	2.5	2.6
<b>Median Value of Owner-Occupied Housing Units</b>	\$225,244	\$281,679	\$375,543	\$446,594	\$397,683
<b>% Renter-Occupied Housing Units</b>	61.6%	43.1%	40.6%	39.8%	36.8%
<b>Housing Units by Structure Type</b>					
% 1 Unit Detached	29.4%	25.8%	34.8%	37.2%	61.5%
% 1 Unit Attached	3.8%	6.3%	6.9%	8.4%	6.0%
% 2+ Units	59.8%	64.8%	55.2%	52.3%	26.5%
% Mobile Home	7.0%	3.0%	3.0%	2.1%	5.9%
% Other Type	0.0%	0.1%	0.1%	0.1%	0.1%
<b>Occupied Housing Units by Vehicle Count</b>					
% No Vehicles	8.8%	10.6%	8.3%	7.6%	8.4%
% 1 Vehicle	49.8%	48.7%	45.9%	43.5%	33.1%
% 2+ Vehicles	41.4%	40.7%	45.8%	48.9%	58.5%

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



Creation Date: April 09, 2025  
Database Year: 2024



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<b>Employment / Income Data</b>					
<b>Median HH Income</b>	\$51,519	\$59,975	\$67,095	\$78,308	\$84,724
<b>% of Families Below Poverty Level</b>	14.4%	13.1%	10.4%	9.4%	9.1%
<b>% of Population Unemployed (Age 16+)</b>	6.5%	5.3%	4.1%	3.9%	3.6%
<b>Workers by Means of Transport (Age 16+)</b>					
% Work at Home	10.3%	10.0%	11.9%	14.6%	13.8%
% Walk	0.9%	0.8%	1.0%	1.1%	2.3%
% Bicycle	0.8%	0.6%	0.5%	0.4%	0.4%
% Carpool	9.5%	11.0%	9.7%	8.6%	8.2%
% Drive Alone	72.9%	71.4%	72.0%	71.2%	70.6%
% Public Transport	3.5%	2.0%	2.1%	1.9%	3.3%
% Other	2.2%	4.2%	2.9%	2.3%	1.4%

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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.



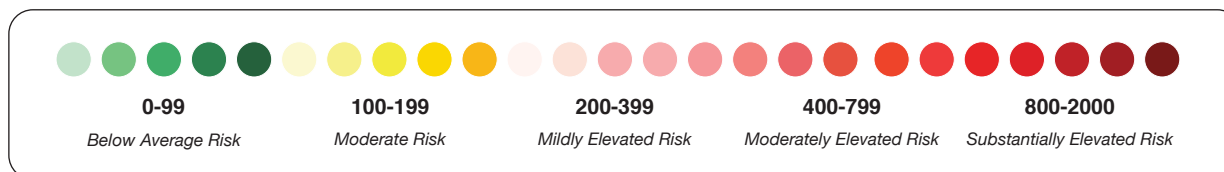
### SCORING METHODOLOGIES

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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