SIG 9 GLOBAL

Residential Crime Analysis

Macro-Area vs. HOA Micro-Place

Prepared for:

Seven Isles Homeowners Association
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Lexis Nexis Community Crime Map – Seven Isles HOA
Date Range – 6 months: 10/08/2025 through 04/06/2026

Executive Summary

This safety assessment focuses on neighborhood-related crime patterns, utilizing data from LexisNexis Community Crime Map for the vicinity of the Seven Isles Residential Homeowners Association (HOA), Fort Lauderdale, FL 33301, over a six-month period (October 8, 2025, through April 6, 2026). The objectives of this analysis are twofold: (a) to characterize the types and temporal distribution of incidents within the mapped area, and (b) to interpret these findings through a risk framework that emphasizes neighborhood exposure, while distinguishing between general community risk and specific HOA boundary considerations.

Spatial Definition and Unit of Analysis

For this assessment, the broader "mapped area" corresponds to the geographic region illustrated in Figure 5. Within this view, the minimum spatial extent from the residence marker to the boundary is approximately 1,206 feet (0.23 miles), although the map frame may extend further in other directions. This conservative boundary helps anchor the interpretation to the specific area captured in the data, minimizing overgeneralization. The micro-level analysis specifically considers the Seven Isles HOA boundary as shown in Figures 2–4, focusing on the zone where residents typically engage in daily activities such as parking, entry, exit, and pedestrian movement.

Macro-area Incident Baseline (n = 170)

During the observation period, a total of 170 criminal incidents were documented within the designated area. The predominant types of incidents involve property-related offenses, with theft constituting 93 reports (55%). Vehicle-related offenses include 17 vehicle burglaries (10%) and 12 motor vehicle thefts (7%), totaling 29 incidents (17%). Residential burglaries account for 16 cases (9%), while incidents involving aggravated assault are relatively infrequent, with 5 reports (3%). Overall, the incident profile suggests that routine exposure to crime is primarily influenced by opportunity factors—such as the presence of vehicles and accessible property—rather than widespread interpersonal violence.

Micro-place Exposure–Seven Isles HOA

Within the boundaries of the Seven Isles Homeowners Association, only one incident has been documented over a six-month period—a theft involving a motor vehicle. No other violent or non-violent incidents have been recorded within the HOA area. This discrepancy between macro-level (larger neighborhood) and micro-level (specific community) data suggests that factors such as access control measures, natural surveillance, and community guardianship may be effectively reducing incident occurrences within the HOA compared to neighboring corridors and activity hubs.

Temporal Concentration and Practical Implications

Incident activity across the area exhibits clear temporal patterns rather than uniform distribution. Increased activity occurs during late afternoon and evening hours (approximately 3:00 PM to 10:00 PM), with higher incidents on Fridays and Saturdays. The peak period after midnight on Saturdays warrants particular attention. Conversely, early morning hours (around 3:00 AM to 9:00 AM) tend to have consistently lower incident rates. These patterns are reflective of typical activity shifts, with greater movement and less informal oversight during evenings and weekends.

Therefore, the most pragmatic risk assessments for residences should be probabilistic; if an incident occurs, it is most likely to involve property or vehicles, with severe violence remaining a low-probability but nonetheless possible neighborhood concern. Based on these findings, recommended strategies include layered, proportionate preventative measures. These should focus on vehicle and property security, targeted situational awareness during peak times, alongside ongoing violence prevention practices and clear response protocols suitable for low-probability but high-impact events.

Data Handling and Quality Assurance

To ensure consistency across data figures and narrative assertions, incidents were analyzed using a standardized observation period (October 8, 2025 – April 6, 2026) and uniform LexisNexis crime-type filters (refer to Figure 1). The macro-level dataset (n = 170) served as the primary reference for all compositional and temporal visualizations (Figures 6–9). Category totals were verified for internal consistency, ensuring that category counts appropriately summed to the overall incident total. HOA-level exposure was evaluated separately by identifying incidents within the boundaries of the Seven Isles HOA resulting in one documented incident within the HOA during the observation period (Figures 2–4). This two-tiered analytical approach—combining macro and micro perspectives—serves to mitigate ecological fallacy by avoiding automatic attribution of neighborhood-level incident counts to individual residences or HOA-specific locations.

Limitations and Applicability

The findings are based on incidents reported and captured by LexisNexis using specified filters over a six-month period. These do not account for unreported incidents, reports from Fort Lauderdale Police Department that have not yet been reported to LexisNexis, variations in reporting frequency over time, or long-term trend cycles beyond the observation window. However, this analysis provides insight that cannot be generalized to represent the low occurrences of incidents within the Seven Isles Homeowners Association. The conservative distance measurement of 1,206 feet (0.23 miles) represents the minimum visible extent from the residence marker to the nearest map boundary and is used to provide a consistent spatial reference. This value should not be considered equivalent to the incident query radius on the platform unless explicitly stated. Findings related to Seven Isles HOA incidents reflect documented occurrences within the HOA perimeter during the observation period and should be viewed as an indication of relative incident frequency rather than a definitive measure of underlying risk. Within these parameters, macro-area results should be interpreted as indicative of general opportunity conditions in the surrounding environment, while HOA-specific data offer the most direct insights into residence-level exposure.

Figure 1 — Crime Data Filters (Scope + Analytic Consequences)

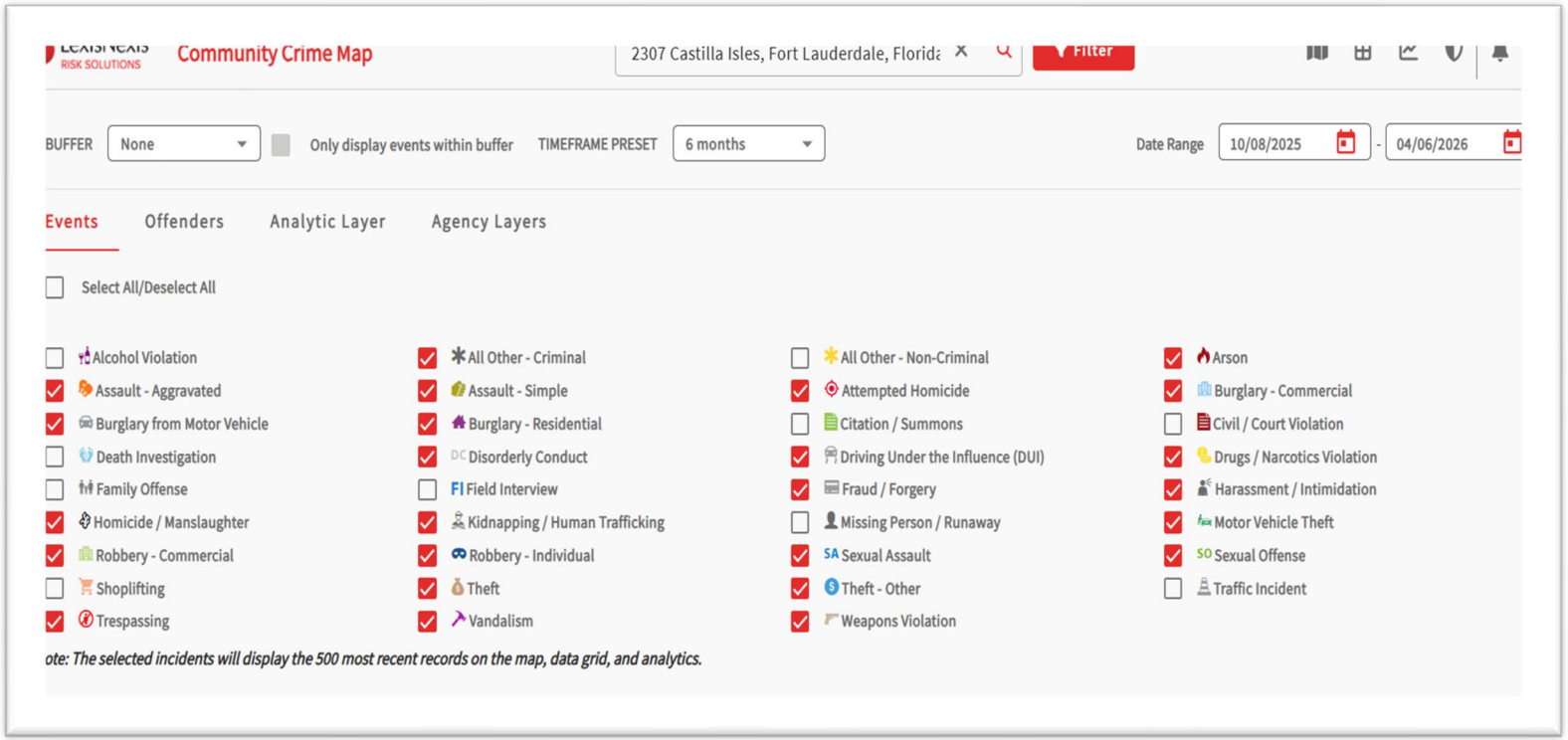


Figure 1 illustrates the incident-type filters used during the LexisNexis data extraction process, thereby clarifying the specific construct being analyzed. Since the analysis focuses solely on selected offense categories reported by law enforcement, the resulting statistics pertain specifically to documented criminal incidents rather than general calls for service or non-criminal quality-of-life concerns. This scope enhances the clarity and accuracy of the findings for relocation and residency risk assessments by minimizing category variability and ensuring that observed patterns—such as theft and vehicle-related offenses—are based on consistent incident definitions throughout the study.

Figure 2 — Expanded Crime Map of Seven Isles HOA perimeter (Macro vs. Micro Risk)

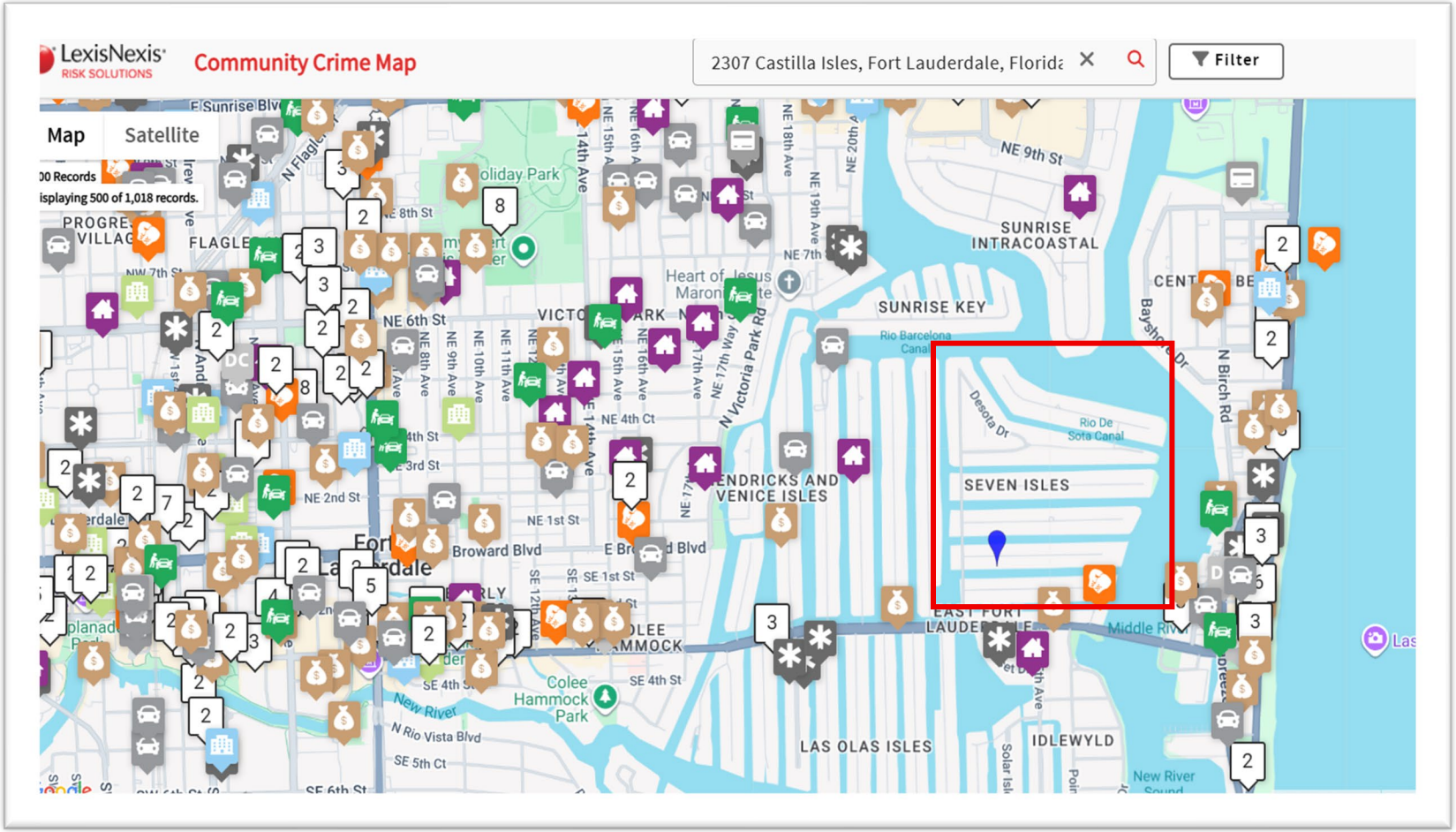


Figure 2 illustrates the spatial framework of the assessment by visually distinguishing the broader incident environment from the specific boundary of the Seven Isles Homeowners Association. The perimeter overlay facilitates the primary analytical consideration for resident-level risk assessment: not only the occurrence of incidents in the vicinity but specifically within the designated operational boundary where daily activities are conducted. The distribution of incidents generally aligns with accessible routes and activity corridors, suggesting that factors such as permeability, movement patterns, and boundary interfaces may influence the concentration of incidents within certain areas.

Figure 3 — Crime Mapping with Focus on Seven Isles HOA (Risk Localization)

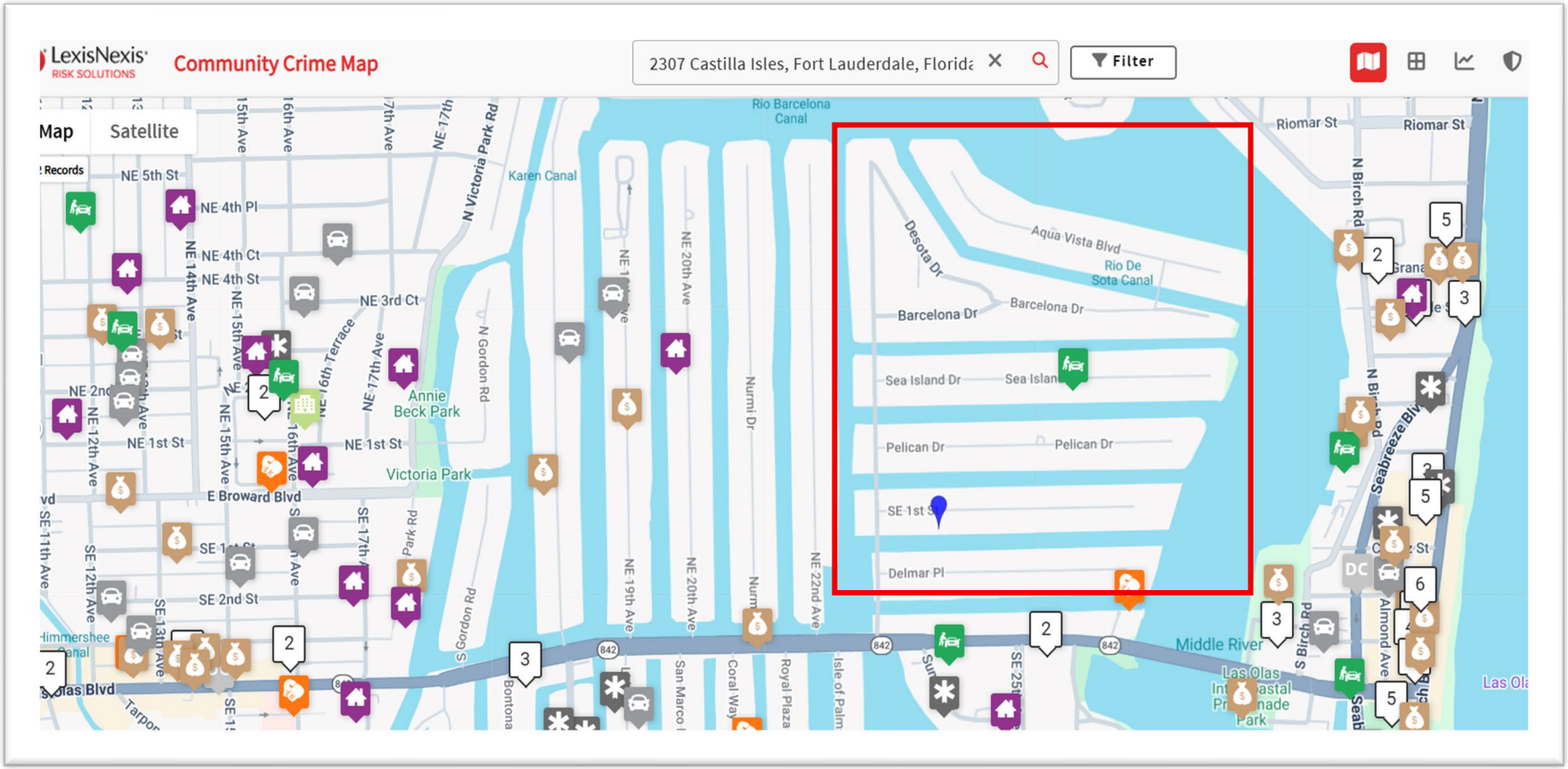


Figure 3 concentrates the spatial analysis on the HOA micro-area and facilitates a residence-specific interpretation by illustrating that the incident volume within the HOA boundary is significantly lower than that in the surrounding mapped area. This localization of risk is analytically meaningful, as it indicates that residents' daily exposure is more likely to be affected by internal factors—such as access control, parking arrangements, and natural surveillance—rather than by the overall incident volume outside the HOA boundary.

Figure 4 — Incident Selection & Description (HOA-Specific Exposure)

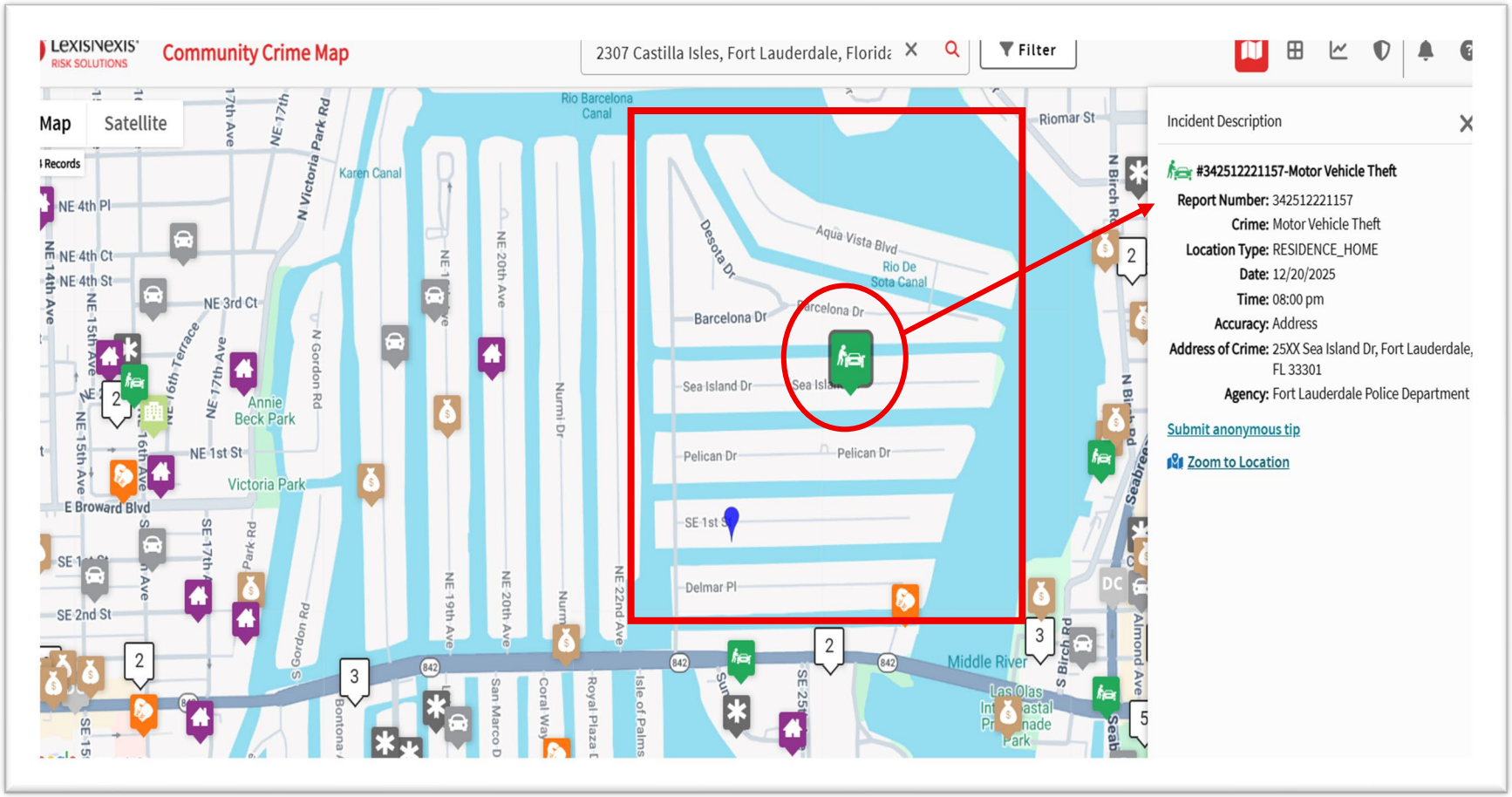
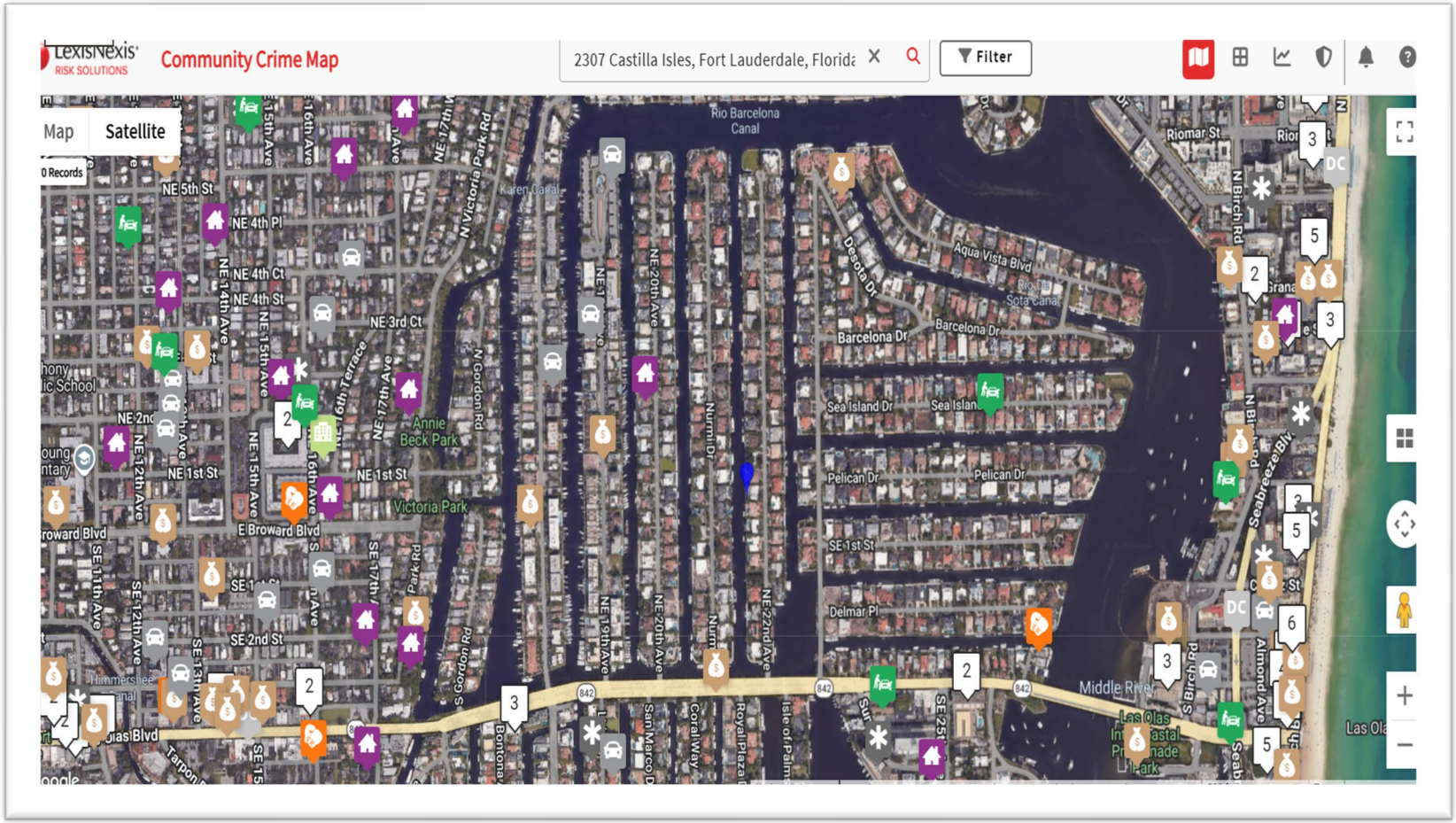


Figure 4 highlights the most significant HOA-level data point: during the six-month period, only one reported incident took place within the Seven Isles HOA, categorized as a motor vehicle theft. This suggests there was no evidence of repeated incidents or patterns of criminal activity within the community during this timeframe, such as recurring burglaries, theft series, or violent events. The nature of this incident aligns with the broader area profile, indicating that incidents are likely driven by opportunistic factors related to vehicle and property exposure, rather than ongoing internal issues within the HOA.

Figure 5 — Applied Radius Mapping



Note. Using the LexisNexis map scale (500 ft per 71 pixels), the visible map frame represents a conservative minimum spatial extent of approximately 1,206 feet (0.23 miles) from the residence marker to the nearest map boundary.

Figure 5 illustrates the macro-area context for the subsequent statistical analyses, encompassing a total of 170 incidents observed during the study period. The spatial distribution aligns more closely with a corridor and node network rather than a uniform pattern. This distinction is significant because opportunistic property crimes are more likely to occur in areas with higher movement, accessibility, and target exposure—such as along thoroughfares, intersections, and access points. This spatial pattern helps explain why the HOA micro-area experiences fewer incidents: a confined residential environment tends to limit permeability and enhances guardianship compared to adjacent routes and nodes, which are prevalent sources of ambient incidents.

Figure 6 — Crime Composition (Counts + Percentages; Macro-area n = 170)

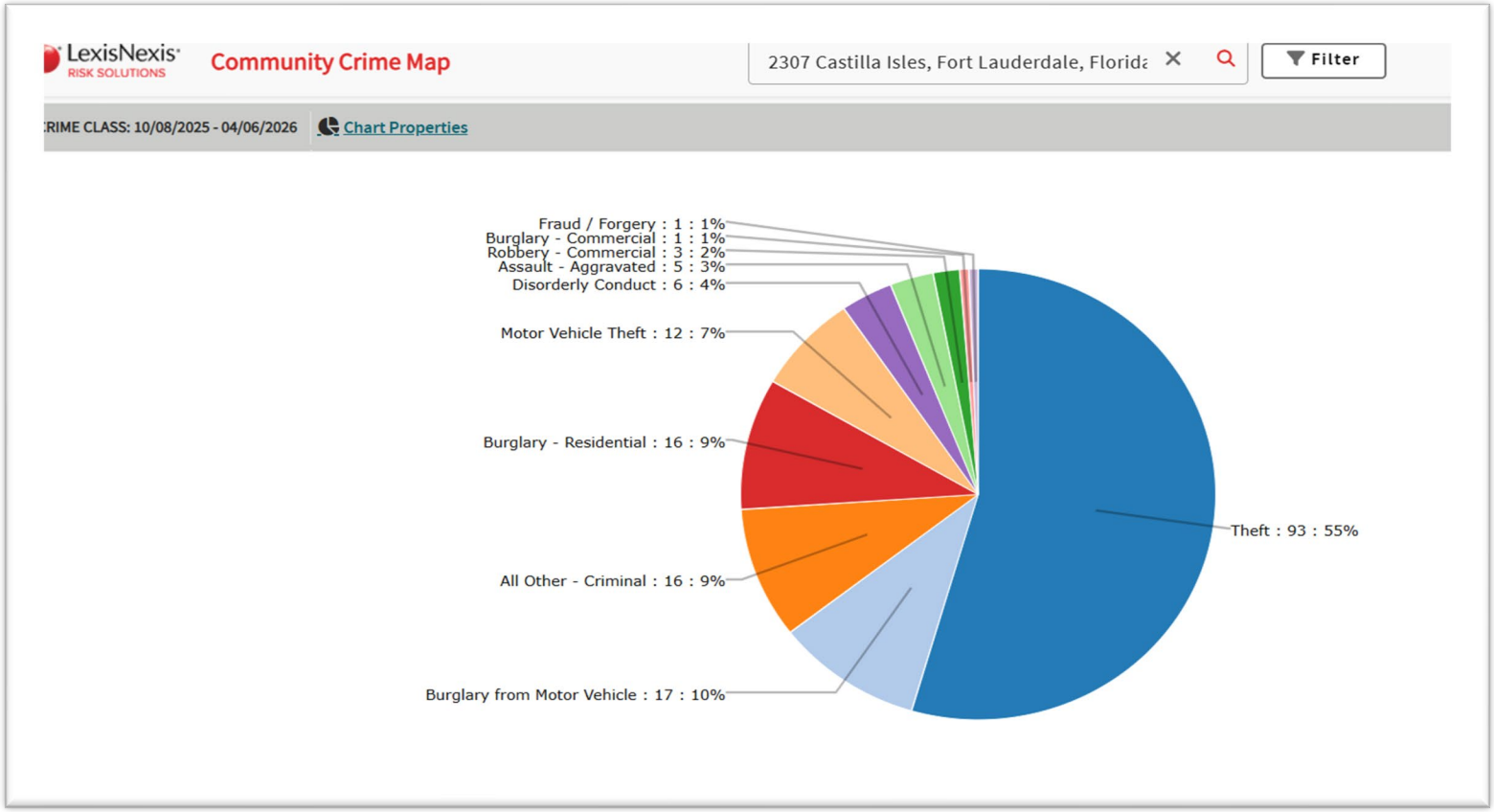


Figure 6 presents an analysis of the incident profile within the macro-area, confirming that the primary risks are predominantly related to property. Theft incidents constitute the majority, comprising 93 cases or 55% of the total. The next most common categories involve vehicle-related offenses, with burglary from motor vehicles accounting for 17 incidents (10%), and motor vehicle theft accounting for 12 incidents (7%), together representing 29 cases (17%). Residential burglary accounts for 16 incidents (9%), while aggravated assault is relatively infrequent, with 5 cases (3%). All other categories each represent a small proportion (≤4%) of the total incidents. This distribution indicates that the risk environment within the macro-area is concentrated within a limited number of high-frequency property and vehicle offenses, rather than being evenly spread across various offense types.

- **Theft:** 93 incidents (55%)
- **Burglary from Motor Vehicle:** 17 incidents (10%)
- **Motor Vehicle Theft:** 12 incidents (7%)
- **Residential Burglary:** 16 incidents (9%)
- **All Other Criminal:** 16 incidents (9%)
- **Disorderly Conduct:** 6 incidents (4%)
- **Aggravated Assault:** 5 incidents (3%)
- **Commercial Robbery:** 3 incidents (2%)
- **Commercial Burglary:** 1 incident (1%)
- **Fraud/Forgery:** 1 incident (1%)

Figure 7 — Relative Frequency Patterning Across Classes (Concentration)

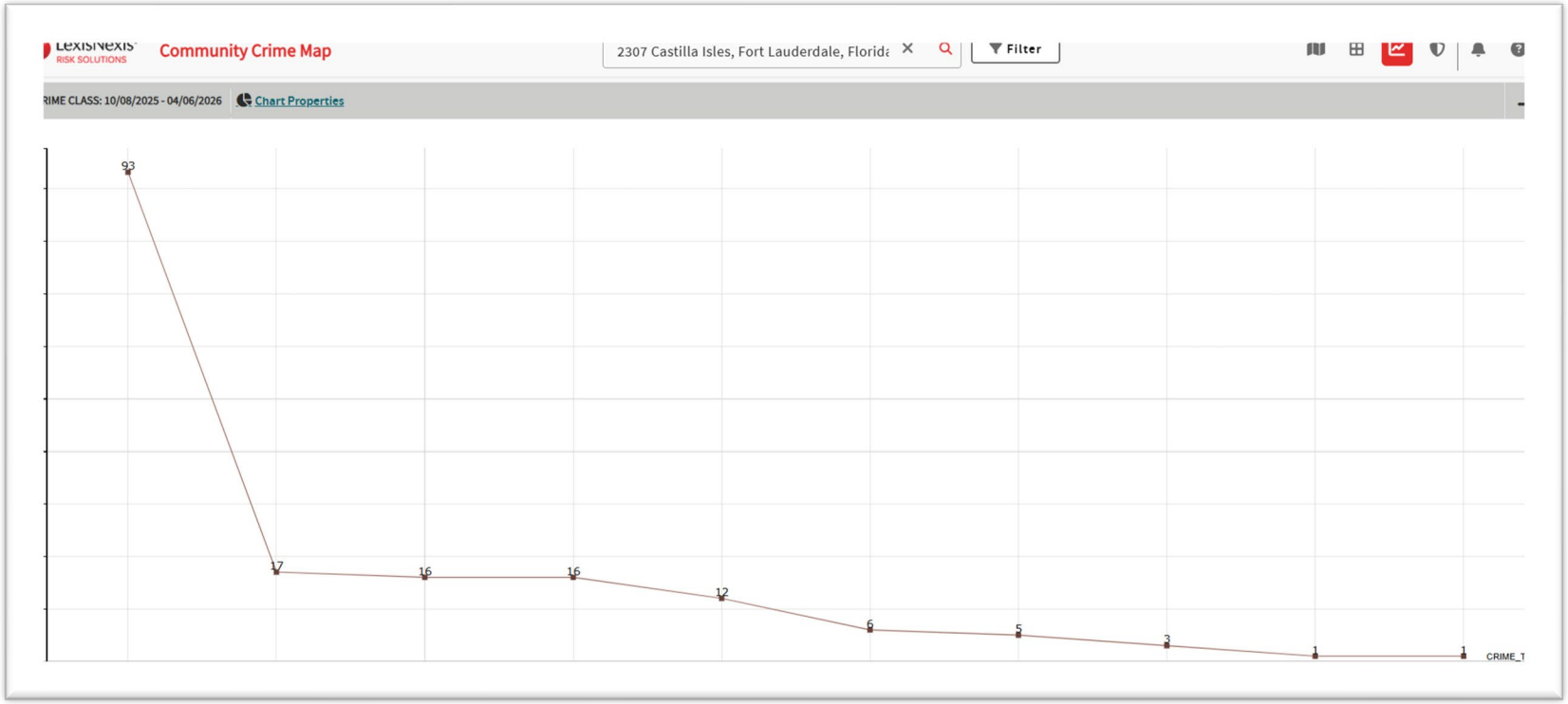


Figure 7 visually emphasizes the concentration observed in Figure 6: theft incidents are predominant, with a smaller secondary occurrence of vehicle-related offenses, followed by a significant decline across other categories. This distribution, characterized by a "top-heavy" pattern, is analytically valuable because it helps identify where preventative efforts are likely to be most effective. Implementing measures that reduce opportunities for the leading categories—namely theft and vehicle-related offenses—are more likely to yield substantial reductions in risks relevant to residents compared to strategies that target lower-frequency offense types indiscriminately.

Figure 8 — Crime Class by Day of Week (Temporal Structure by Category)

Figure 8 provides a detailed overview of daily temporal patterns within the macro-area profile. Incidents related to theft are observed consistently throughout all days, reflecting their 55% prevalence and suggesting a steady baseline level of opportunities for non-violent property crimes. Categories associated with vehicle-related offenses (including motor vehicle burglary and motor vehicle theft, comprising 17%) tend to cluster more prominently around weekends and the transitions into Mondays, aligning with periods of increased visitor activity, mobility, and extended vehicle parking durations. Incidents involving aggravated assault (3%) occur irregularly and do not display any specific day-of-week trend, indicating that severe interpersonal violence is not the predominant factor influencing incident volumes within the macro-area.

Color Codes by Crime Type

- **Dark Blue:** Theft
- **Light Blue:** Burglary from Motor Vehicle
- **Red:** Burglary Residential
- **Dark Orange:** All Other Criminal
- **Light Orange:** Motor Vehicle Theft
- **Dark Green:** Robbery–Commercial
- **Light Green:** Assault–Aggravated
- **Pink:** Burglary–Commercial
- **Dark Purple:** Disorderly Conduct
- **Light Purple:** Fraud/Forgery

Figure 9 — Time-Based Heatmap (Day of Week vs. Hour; High-Risk Windows)

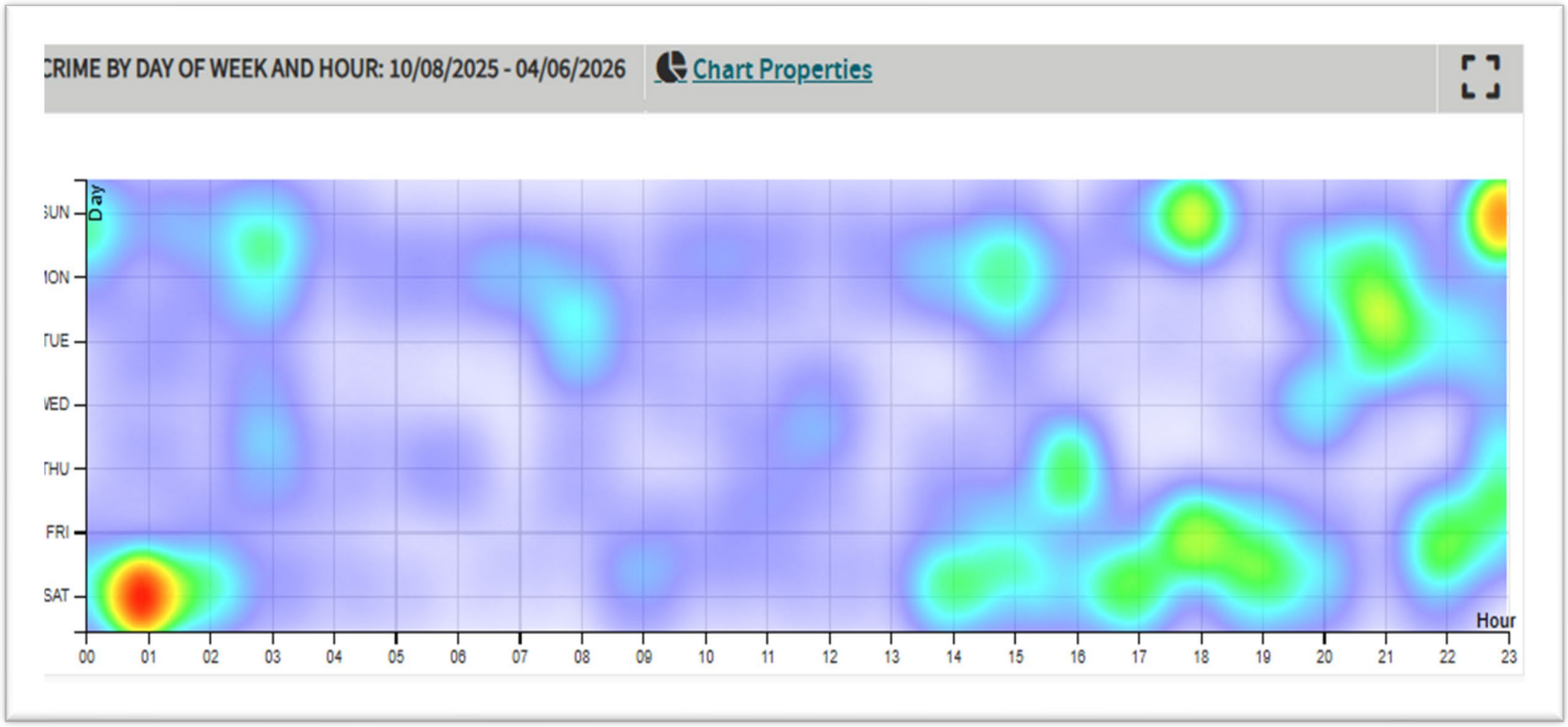


Figure 9 illustrates that incidents tend to occur in concentrated time periods rather than being evenly spread throughout the day. Activity levels rise during late afternoon and evening hours (approximately 3:00 PM to 10:00 PM), with higher occurrences on Fridays and Saturdays. Notably, there is a peak shortly after midnight on Saturdays. Conversely, early morning hours (around 3:00 AM to 9:00 AM) consistently show lower activity levels. These observed patterns align with typical activity schedules, characterized by increased movement and potential exposure during evenings and weekends, as well as decreased informal supervision during these times. This analysis provides a data-driven foundation for implementing targeted preventative measures and increasing vigilance during the identified peak periods.

Findings Summary

Throughout the designated macro-area (refer to Figure 5), a total of 170 incidents were documented over a six-month period. The majority of these incidents involved thefts (55%) and vehicle-related offenses (17%), as detailed in Figures 6 and 7. Temporal analysis reveals that incidents predominantly occur during late afternoon and evening hours, particularly on weekends, rather than being evenly distributed throughout the day and week (see Figures 8 and 9). Notably, data at the HOA level indicate that ambient macro-area risk exposure does not directly correspond to micro-level exposure within the Seven Isles HOA, where only a single incident—specifically a motor vehicle theft—was recorded during the observation period (refer to Figures 2 through 4). Consistent with the author's longitudinal crime-mapping review of the Seven Isles HOA over the prior four years, the current six-month findings reflect a stable historical pattern of very low HOA-internal incident frequency—typically little to no documented crime within the HOA boundary, with only rare isolated exceptions (e.g., vehicle-related events).

The next section interprets these findings through Routine Activity Theory, Crime Pattern Theory, and Crime Prevention Through Environmental Design (CPTED) to link incident concentration to opportunity structures (targets, guardianship, nodes/paths/edges) and to translate those mechanisms into actionable prevention measures.

Discussion (Theoretical Context)

The observed spatial and temporal distribution of incidents aligns with Routine Activity Theory (RAT), which asserts that crime occurrence is more likely when three elements converge: motivated offenders, appropriate targets (such as vehicles and portable valuables), and insufficient guardianship—both situational and social (Cohen & Felson, 1979; De Melo et al., 2018; Schaefer et al., 2017). Empirical research supports that changes in routine activities and guardian presence influence property crime rates, including variations in burglary linked to land use disruptions and concentrations of vehicle theft near key access points (Bjerregaard et al., 2021; De Melo et al., 2018; Schaefer et al., 2017).

Crime Pattern Theory (CPT) further explains the spatial distribution of incidents by highlighting the significance of nodes, paths, and edges—key features of activity corridors and access routes where opportunities for offending and target exposure are heightened (Brantingham & Brantingham, 1993; Brantingham et al., 2020; Groff et al., 2010). Recent research expands this understanding by emphasizing that offenders' spatial awareness and activity spaces are often influenced by temporal factors, meaning that "where" and "when" incidents occur are interconnected patterns rather than independent phenomena (Brantingham et al., 2020; Groff et al., 2010; van Sleeuwen et al., 2021).

From a CPTED standpoint, the relatively low number of incidents within the HOA suggests that environmental factors such as access control, natural surveillance, and territorial reinforcement effectively reduce opportunities for opportunistic crimes within residential micro-areas. This holds true even when surrounding corridors experience higher ambient risk levels (Armitage & Tompson, 2022; Jeffery, 1971). Current evidence indicates that environmental design strategies—especially those consistent with CPTED principles like target hardening, controlled access, and improved lighting—are generally more effective in reducing property crimes than violent offenses. Therefore, a layered approach focusing on high-frequency property risks, while maintaining basic precautions for less probable but higher-impact events, is recommended (Welsh et al., 2022; Widmark, 2026).

Assessment and Recommendations

Based on the overall composition of the macro-area and considering the HOA's recorded event history, the most justifiable risk assessment for the residence pertains to opportunity-based property crimes, with a particular emphasis on vehicle-related vulnerabilities. This assessment suggests that

frequent violence or repeated residential intrusions are less probable. Therefore, preventive measures should focus on Crime Prevention Through Environmental Design (CPTED) principles aimed at reducing opportunities. Specifically, these include: (1) vehicle security enhancements (ensuring vehicles are locked, valuables are not visible, and parking areas are secured when possible); (2) improved surveillance and guardianship measures (enhanced lighting, strategic camera placement around parking and entry/exit points, and HOA coordination efforts); and (3) perimeter and access point management (visitor access controls, signage and territorial cues, and improved sightlines). Additional patrols or monitoring should be concentrated during empirically identified higher-activity periods—namely late afternoons, evenings, and weekends—while still adhering to standard safety protocols appropriate for low-probability, high-impact incidents. All recommendations should be considered within the context of the available incident data and the distinction between the visible map boundary and the platform's incident query radius, unless explicitly noted as equivalent.

Methodological Considerations

Please note that these recommendations are derived from incidents reported within a specific six-month period using selected LexisNexis filters and may not encompass unreported events or reflect longer-term trends. The 1,206-foot measurement indicates a conservative minimum distance from the residence marker to the nearest map boundary and should not be assumed to be equivalent to the platform's incident query radius unless explicitly stated.

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