

When Security Fails:

The Legal and Financial Impact on Florida Property Owners



**Multi-Million Dollar
Lawsuits Are Increasing
Across Florida.**

Negligent security claims are rising as courts hold property owners accountable for preventable crimes.

Disclaimer

The information presented in this document has been compiled from publicly available sources referenced throughout this report.

Although the content is not graphic, it describes tragic criminal events and is provided **strictly for informational and educational purposes.**

We recognize the profound loss experienced by the victims and their families and extend our sincere respect and sympathy to all those affected.

Out of respect for the privacy and dignity of the individuals involved, **personal names have been omitted.**

Recent negligent security lawsuits involving apartment communities and residential properties

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\$100 Million Jury Verdict

**Miami, Florida
2021**

Case Summary:

A jury awarded **\$100 million** in a wrongful death lawsuit involving a Miami condominium complex.

The jury determined the following responsibility:

- **57%** – Property Manager
- **18%** – Condo Association
- **18%** – Security Company
- **7%** – Tenant

Key Issue

The shooter had previously gained access to the property while armed. The property had a documented history of criminal activity.

The lawsuit alleged the defendants failed to:

- 1) Secure the premises
- 2) Protect tenants and visitors
- 3) Warn residents of known safety risks

Source: Insurance Journal

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**\$12 Million
Settlement**

**Jacksonville
Florida**

October 2, 2021

■ **Incident Overview**

A visitor at an apartment complex stepped outside to take a phone call and was chased through the parking lot by an armed attacker. He was shot and killed at the scene.

■ **Civil Lawsuit Focus**

The lawsuit alleged the apartment complex failed to provide **basic and reasonable security measures** despite a history of criminal activity on the property.

■ **Source**

Haggard Law Firm

Recent negligent security lawsuits involving apartment communities and residential properties

\$16 Million Settlement

**Jacksonville
Florida
2025**

Preventable Tragedy

Multiple victims were killed during a targeted shooting at a Jacksonville apartment complex.

The attackers gained **unrestricted access to the property.**

■ **At the time of the incident:**

- No security guards were on duty
- Access controls were insufficient

■ **Legal Argument**

Plaintiffs argued the property failed to take reasonable steps to protect residents and guests.

■ **Property management argued:**

- No prior violent crime occurred
- Gates were functioning
- The incident involved gang activity

The court ultimately ruled the **lack of security measures contributed to the deaths.**

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\$7.5 Million Settlement

Tampa Florida

2026

- A young parent was shot and killed at an apartment complex with a **documented history of criminal activity.**
- The lawsuit alleged that the property was **negligently secured** despite known risks.
- Attorneys argued that security improvements made by the property were implemented **too late to prevent the tragedy.**

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**\$28.9 Million
Settlement**

**Delray Beach
Florida**

April 17, 2023

- A 16-year-old visiting a friend at an apartment complex was shot, leaving him **permanently paralyzed**.
- The lawsuit argued the complex failed to implement adequate security measures despite prior criminal activity in the area.
- The victim now requires **24-hour nursing care**.

Recent negligent security lawsuits involving apartment communities and residential properties

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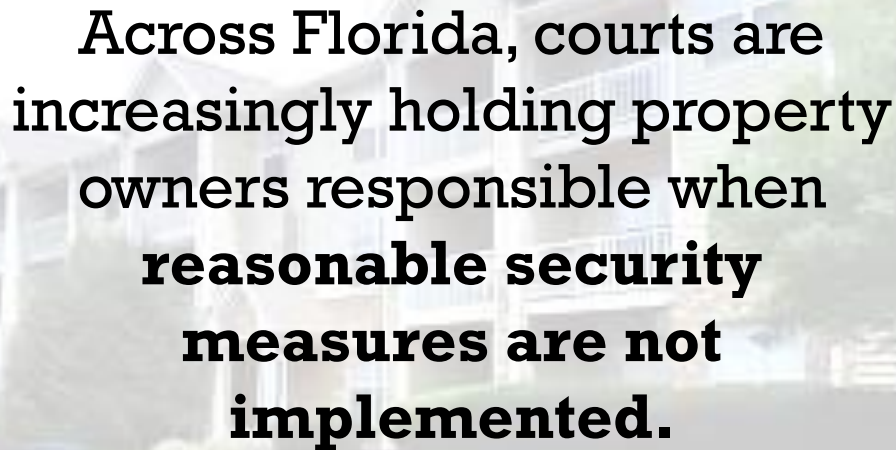
**\$7.35 Million
Settlement**

**Palm Beach
County**

October 16, 2024

- A known assailant entered an apartment unit and killed his ex-girlfriend.
- The case highlighted failures in **security strategy and property access control.**
- The lawsuit argued the property did not implement reasonable safety measures to protect residents.

What Do These Cases Show?



Across Florida, courts are increasingly holding property owners responsible when **reasonable security measures are not implemented.**

Negligent security claims often focus on:

- Lack of access control
- Poor lighting
- Broken gates
- No security patrols
- Failure to respond to prior criminal activity

For many families, civil litigation becomes the only avenue for accountability.

How We Can Help

Secure2ware and **NGA Security Advisors** work together to help property owners understand these requirements and implement practical solutions.

Our services include:

- CPTED Property Assessments
- Security Infrastructure Recommendations
- Employee Safety Training Programs
- Ongoing Compliance Reassessments




Secure2ware
Security Services

Let's Schedule a Brief Conversation

We would like to schedule a **short meeting** to explain these concepts and discuss how they may apply to your property.

Contact Us: Secure2ware

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