



December 17th, 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 FedEx Facility (2600 NW 19 ST POMPANO BEACH FL 33069, folio [484221100031](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing Dynamic Engineering Consultants, PC with authorization from the current property owner MIKAMI POMPANO LLC, in pursuit of CPTED Security Plan approval for a Site Plan proposed at the above-referenced property. The subject property is a total of 224,599 sq. ft. (5.16 acres), located on the south side of NW 19th Street, approximately 940 feet east of NW 30th Avenue / Blount Road in Pompano Beach. Please refer to **EXHIBIT A** included with this narrative. Currently, the property houses a 61,894 sq. ft. warehouse building (previously Checker's). The applicant intends to provide drainage and site upgrades.

A CrimeCast report was generated by CAP Index, Inc. (refer to **EXHIBIT B** included with this narrative; <https://capindex.com/>) utilizing 2025 crime data and 2023 census data, and provides CAP scores that designate levels of crime risk, as well as several maps that show specified levels of crime in the area of the proposed project. Scores and maps are provided for a maximum of 1-, 3-, 6-, and 12-mile radius from the project. This report identifies the different types of crimes that correspond to the CAP score for each max radius study area. For ease of understanding this data, the following categories should be made clear. For more information and the exact Federal Bureau of Investigation (FBI)'s offense definitions, please visit <https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/offense-definitions> and <https://ucr.fbi.gov/nibrs/2012/resources/nibrs-offense-definitions>).

Crimes Against Persons- include:

Homicide- the willful killing of one human being by another.

Rape- The penetration of [certain body parts] ...without the consent of the victim.

Robbery- the taking of anything of value by force or threat of force or violence and/or by putting the victim in fear.

Aggravated Assault- the unlawful attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury.

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

Crimes Against Property- include:

Burglary- the unlawful entry of a structure to commit a felony or a theft.

Larceny- theft, excluding motor vehicle.

Motor Vehicle Theft- the theft of a motor vehicle.

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

Crimes Against Society- include:

Disorderly conduct- any behavior that tends to disturb the public peace or decorum, scandalize the community, or shock the public sense of morality.

Drug Offenses- the violation of laws prohibiting the production, distribution, and/or use of certain controlled substances.

Trespassing- unlawfully entering land, a dwelling, or other real property.

Vagrancy & Loitering- remaining in an area or place in an idle or aimless manner; or going from place to place without visible means of support.

A summary of the CAP Index scores for the subject property is provided below, by study area radius.

2025 CAP INDEX SCORE SUMMARY	
MAX-1 (1-mile radius)	291 (2.91 times the national average of 100)
MAX-3 (3-mile radius)	359 (3.59 times the national average of 100)
MAX-6 (6-mile radius)	359 (3.59 times the national average of 100)
MAX-12 (12-mile radius)	348 (3.48 times the national average of 100)

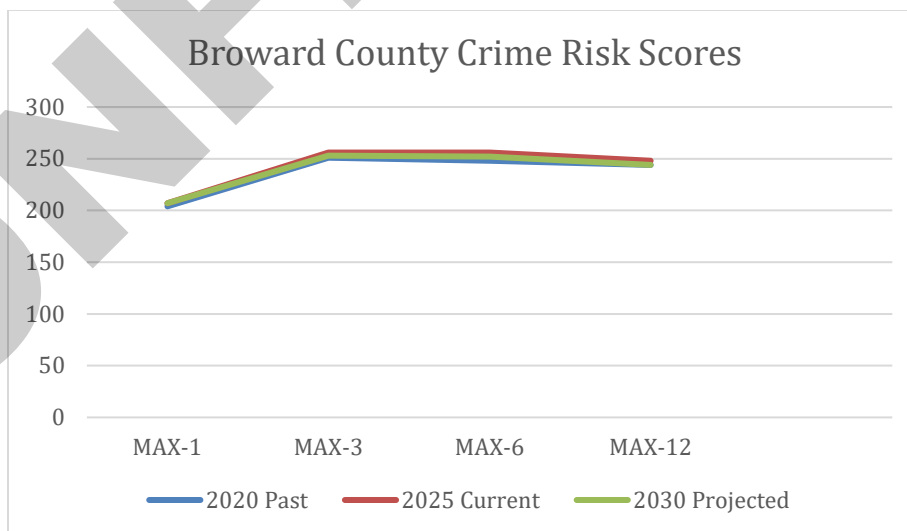
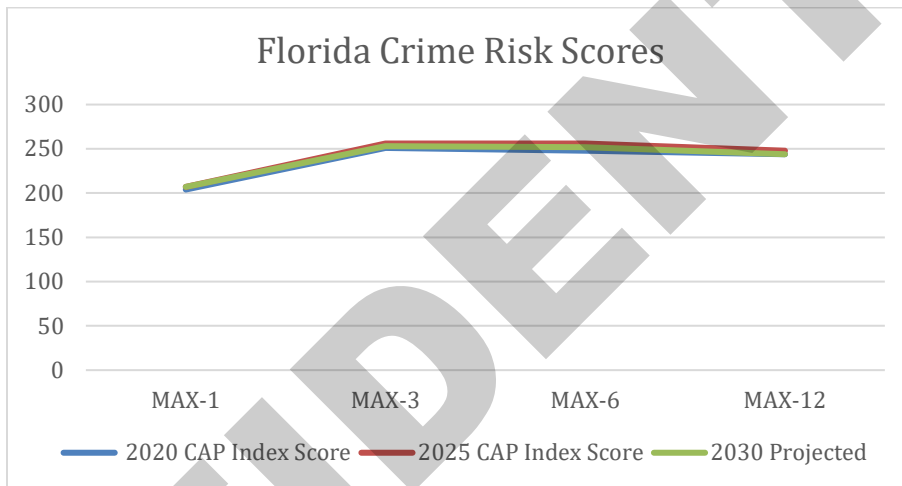
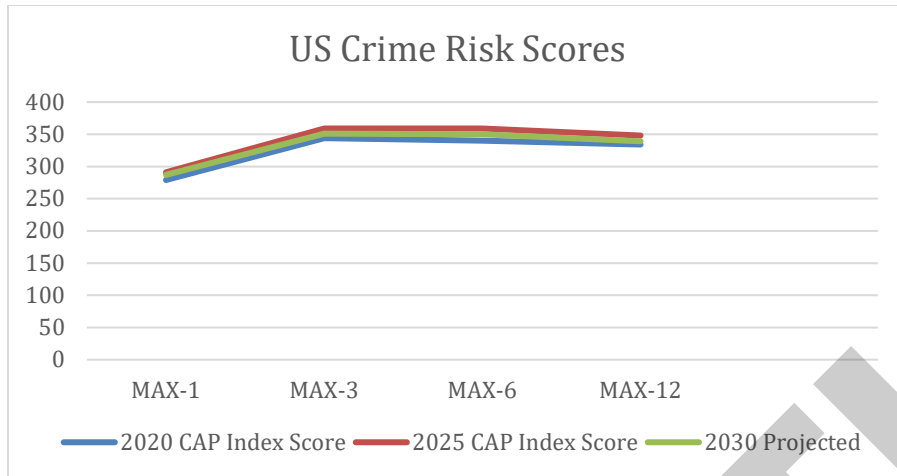
Within all of Broward County's study areas [MAX-1 (1-mile radius), Max-3 (3-mile), Max-6 (6-mile), and MAX-12 (12-mile radius)] Crimes Against Society indicate to be most reported. Please see below for a Broward County Current "Top Crime Category" breakdown by study area.

BROWARD COUNTY CURRENT TOP CRIME CATEGORY, PER STUDY AREA			
MAX-1		MAX-3	
Crimes Against Society		Crimes Against Society	
271 median		266 median	
MAX-6		MAX-12	
Crimes Against Society		Crimes Against Society	
251 median		255 median	

The report further summarizes the following for Broward County. Specific crimes reported may not fall within the top crime categories above.

- Within the Max-1 (1-mile) study area, **homicide** is currently the most reported at 471.
- Within the Max-3 (3-mile) study area, **trespassing** is currently the most reported at 471.
- Within the Max-6 (6-mile radius) study area, **homicide** is currently the most reported at 419.
- Within the Max-12 (12-mile radius) study area, **homicide** is currently the most reported at 514.

The graphs on the following pages show past and future trends for each Study Area as well as overall projections.



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

PROJECTIONS IN CAP INDEX FOR BROWARD COUNTY, PER STUDY AREA (median)				
CRIME CATEGORIES	MAX-1	MAX-3	MAX-6	MAX-12
<i>Crimes Against Persons</i>	Decrease from 194 to 191	Decrease from 243 to 237	Decrease from 246 to 239	Decrease from 239 to 234
<i>Crimes Against Property</i>	Decrease from 100 to 96	Decrease from 141 to 140	Decrease from 178 to 177	Increase from 219 to 224
<i>Crimes Against Society</i>	Increase from 217 to 230	Increase from 266 to 269	Increase from 251 to 252	Decrease from 255 to 252

The projections indicate that Crimes Against Society will increase within 1-6 miles of this property. Crimes Against Persons in all study areas will decrease, while Crimes Against Property will increase within 6-12 miles of this property.

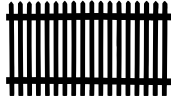
These projections make CPTED a necessity for the success of this project. A CPTED plan has been drafted to incorporate several CPTED principles and techniques to deter crime, utilizing the icons shown in this narrative for each principle. The icons correspond to a location on the plan where the principle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

The following CPTED Principles are addressed in the proposed Public Safety Security (CPTED) Plan, sheets PS-1, PS-2, and PS-3. 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 will 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.
- 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.
- All solid exterior man doors must have a 180-degree wide angle peephole door viewer or reinforced glass window.
- 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. 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, gates, 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.
- 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 inches 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.
- A robust locking mechanism such as a throw bolt with a robust shielded padlock is proposed for the dumpster entrance.



PRINCIPLE #3 – TERRITORIAL REINFORCEMENT (Sphere of Influence)

- Main entrance to parking area is delineated by landscaping, signage, and striping.
- Property will subscribe to the Broward Sherriff'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 (refer to sheets PS-1 and PS-2 for locations).
- 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 (refer to sheets PS-1 and PS-2 for locations).
- Lights will be provided near doorways and site lighting will cover exterior door areas.
- Reinforced hurricane windows and doors are used.
- All solid exterior man doors must have a 180-degree wide angle peephole door viewer or reinforced glass window.
- 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.
- 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

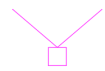
instant recognition by law enforcement & EMS when responding to emergency calls for service.

- 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.
- 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.
- Any potentially vulnerable areas that cannot be observed through Natural Surveillance will 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

EXHIBIT A

Parcel Id: [484221100031](#)
Owner: MIKAMI POMPANO LLC
Situs Address: 2600 NW 19 ST POMPANO
Address: BEACH FL 33069

EXHIBIT B

DRCPZ25- 12000051
01/21/2026

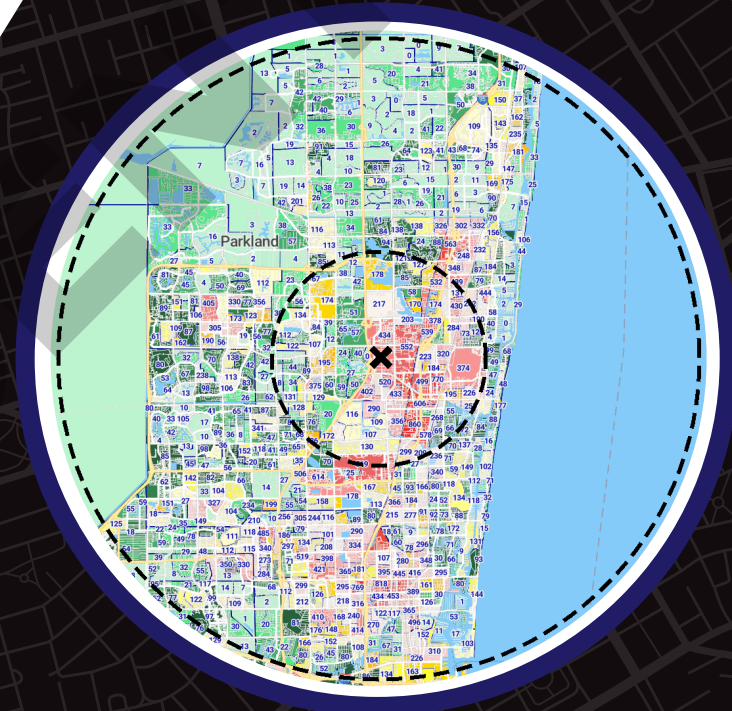
CRIMECAST

PREMIUMPLUS

GENERATED FOR: **PLANW3ST, LLC**SITE NAME: **2600 NW 19 ST FEDEX FACILITY**ADDRESS: **2600 NW 19 ST
POMPANO BEACH, FL 33069**CREATION DATE: **DECEMBER 04, 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.



FALL 2025 CAP INDEX® SCORES

MAX-1: 291

MAX-3: 359

MAX-6: 359

MAX-12: 348



REPORT COMPONENTS

SCORING METHODOLOGY

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

CAP SCORES

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

The report also includes sixteen specific CAP Scores pertaining to **Crimes Against Persons**, **Crimes Against Property**, and **Crimes Against Society**.

CRIMECAST® MAPS

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

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

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

MAX-3 SUMMARY PAGE

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

FALL 2025 NATIONAL CRIME RISK SCORES

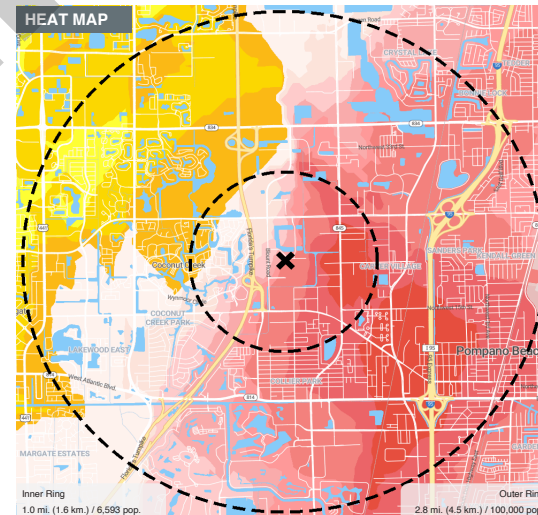
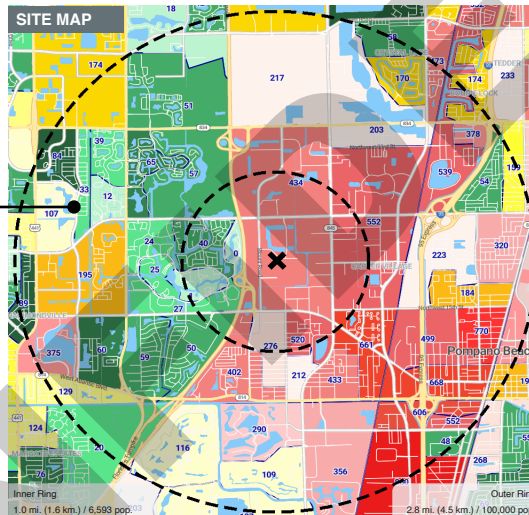
THIS SITE'S CAP INDEX® SCORE:

359

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

CRIMES AGAINST PERSONS	313	CRIMES AGAINST PROPERTY	215	CRIMES AGAINST SOCIETY	367
Homicide	412	Burglary	219	Disorderly Conduct	349
Rape	138	Larceny	212	Drug Offenses	329
Robbery	401	Motor Vehicle Theft	166	Trespassing	784
Aggravated Assault	313	Vandalism	197	Vagrancy & Loitering	717
Simple Assault	282				

CAP SCORE SCALE



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: 2600 NW 19 ST FEDEX FACILITY

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FALL 2025 NATIONAL CRIME RISK SCORES

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291

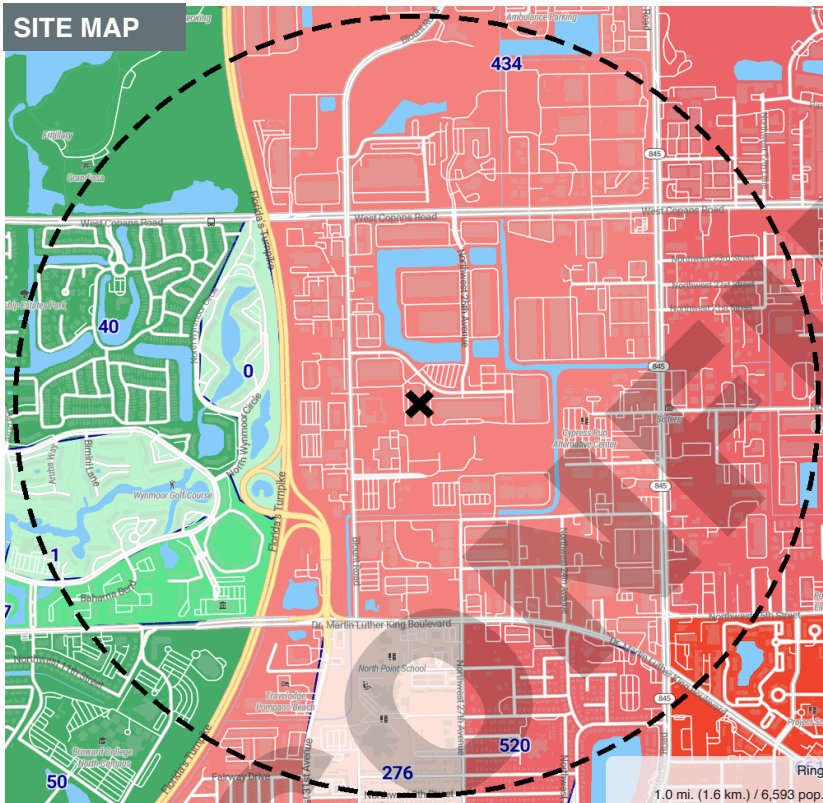
THE CRIME RISK AT THIS SITE IS 2.91
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	250	CRIMES AGAINST PROPERTY	152	CRIMES AGAINST SOCIETY	300
Homicide	349	Burglary	152	Disorderly Conduct	349
Rape	114	Larceny	148	Drug Offenses	214
Robbery	335	Motor Vehicle Theft	128	Trespassing	784
Aggravated Assault	257	Vandalism	143	Vagrancy & Loitering	668
Simple Assault	213				

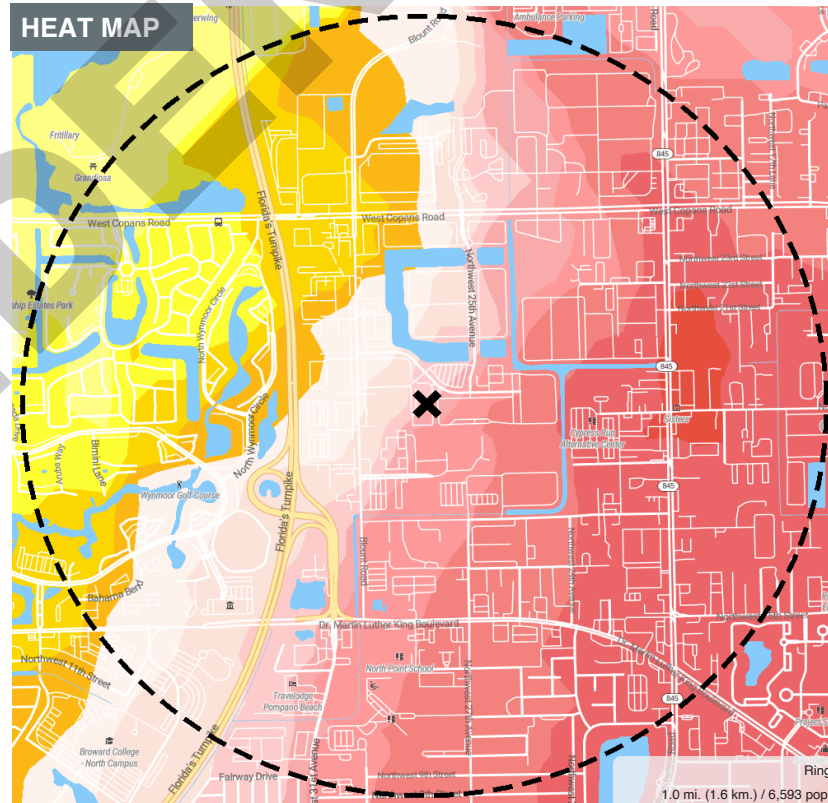
CAP SCORE SCALE

2000

SITE MAP



HEAT MAP



291

200

100

0

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

CRIMECAST
PREMIUMPLUS

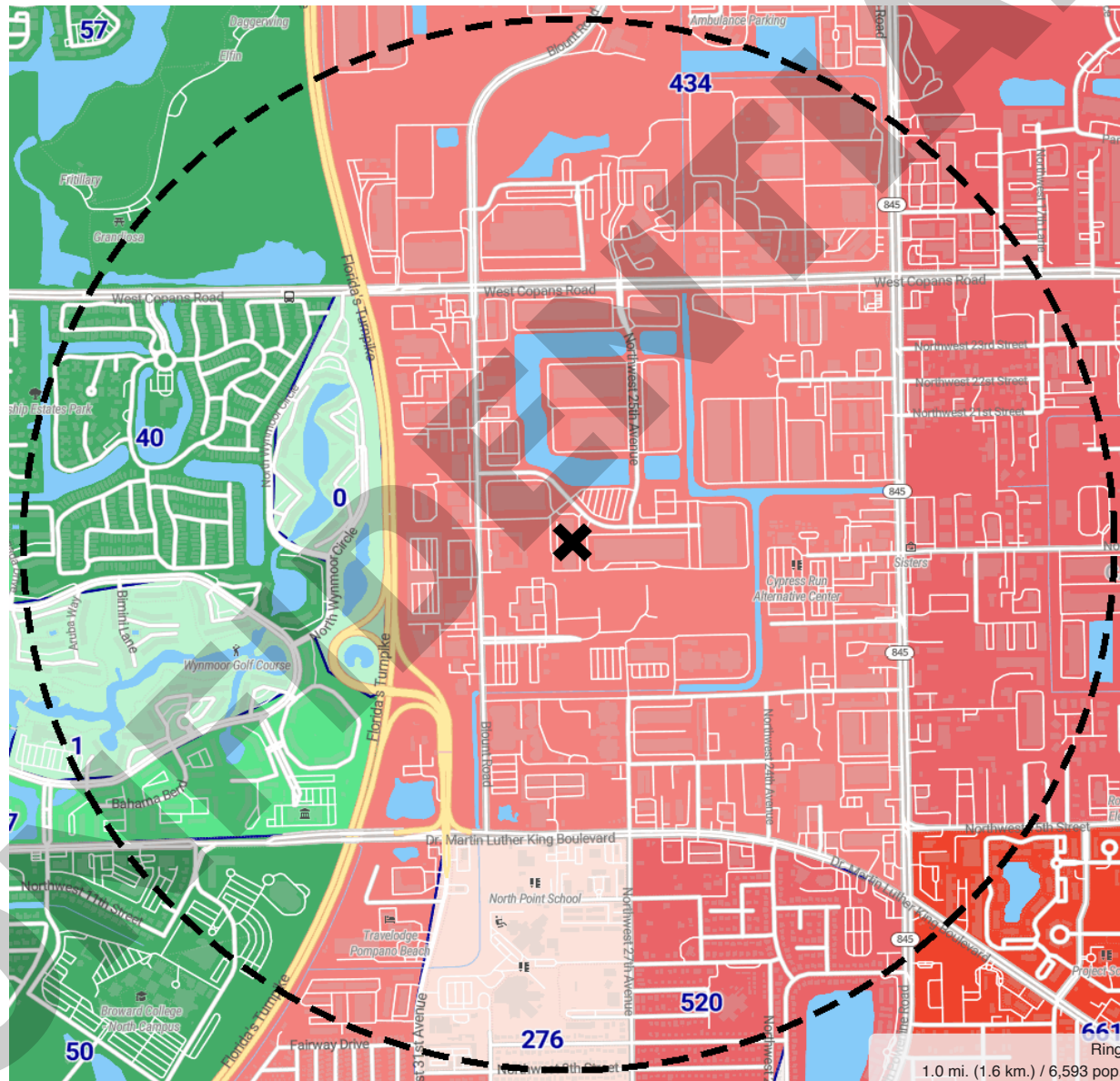
FALL 2025 NATIONAL CRIME RISK SCORES

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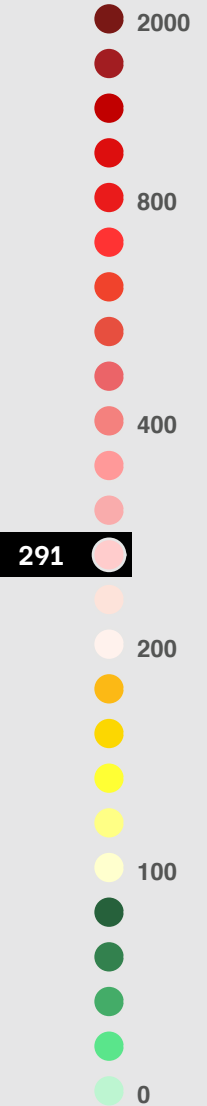
291

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CAP SCORE SCALE



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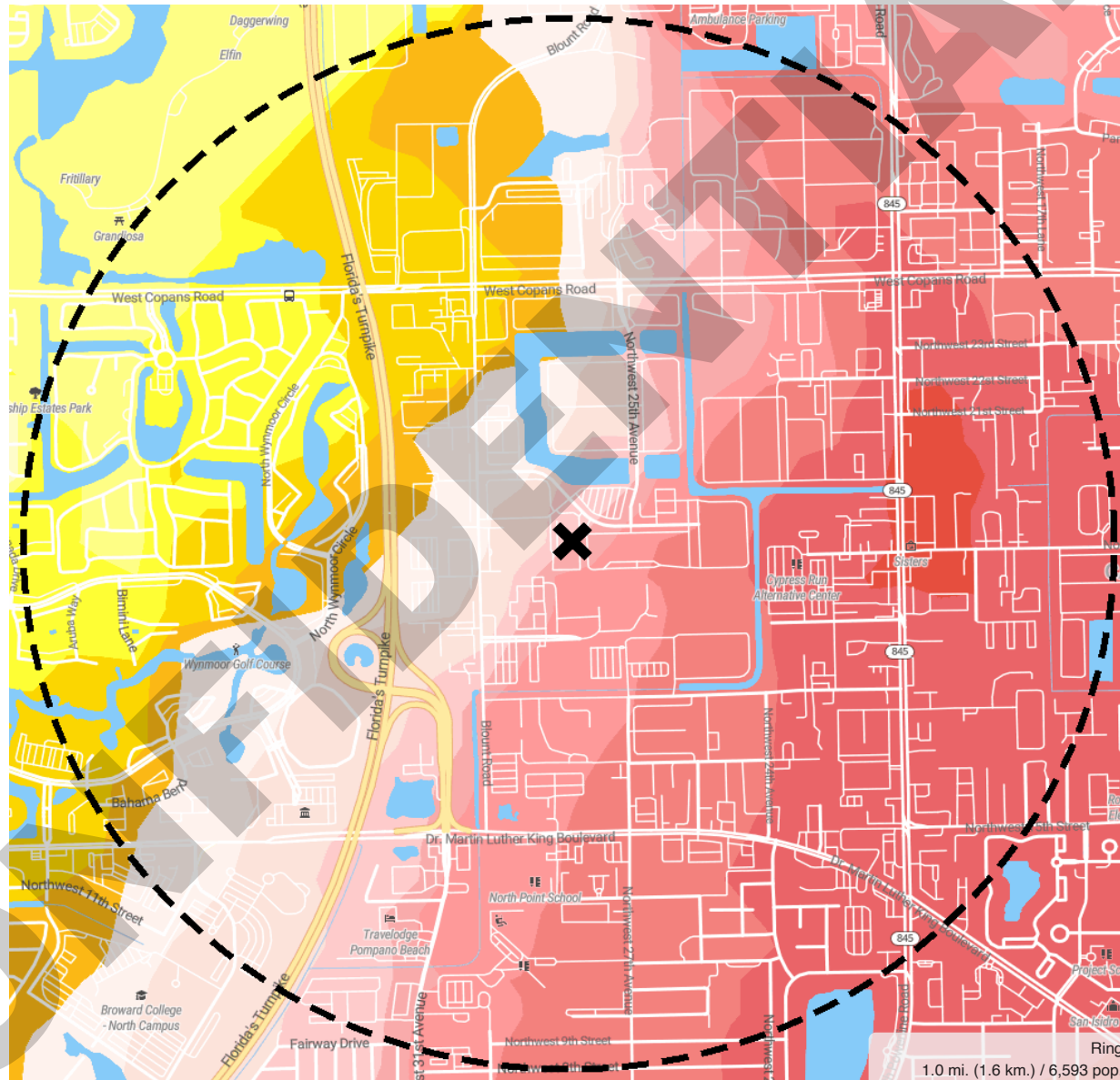
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CRIMES AGAINST PROPERTY 152

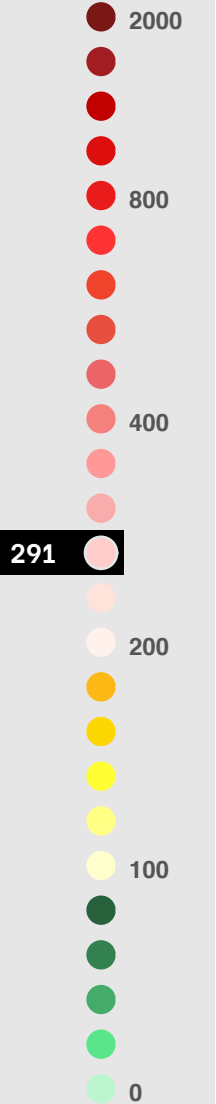
Burglary	152
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CRIMES AGAINST SOCIETY 300

Disorderly Conduct	349
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CAP SCORE SCALE



1.0 mi. (1.6 km.) / 6,593 pop.

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	279	291	287	290	303	297	204	207	207
CRIMES AGAINST PERSONS	248	250	248	270	280	268	194	194	191
Homicide	329	349	340	555	604	586	353	366	362
Rape	103	114	133	186	211	237	145	163	183
Robbery	315	335	328	449	482	473	271	280	276
Aggravated Assault	256	257	248	248	247	239	184	180	176
Simple Assault	217	213	218	164	160	162	129	126	128
CRIMES AGAINST PROPERTY	151	152	147	135	136	129	100	100	96
Burglary	151	152	150	150	152	147	111	111	108
Larceny	135	148	146	110	120	116	84	90	89
Motor Vehicle Theft	121	128	127	151	162	158	99	105	102
Vandalism	154	143	152	166	156	163	122	114	118
CRIMES AGAINST SOCIETY	293	300	319	233	231	243	216	217	230
Disorderly Conduct	340	349	363	370	382	402	272	275	290
Drug Offenses	212	214	230	159	155	164	167	166	177
Trespassing	748	784	791	672	697	700	461	471	473
Vagrancy & Loitering	652	668	647	511	513	503	230	228	225

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

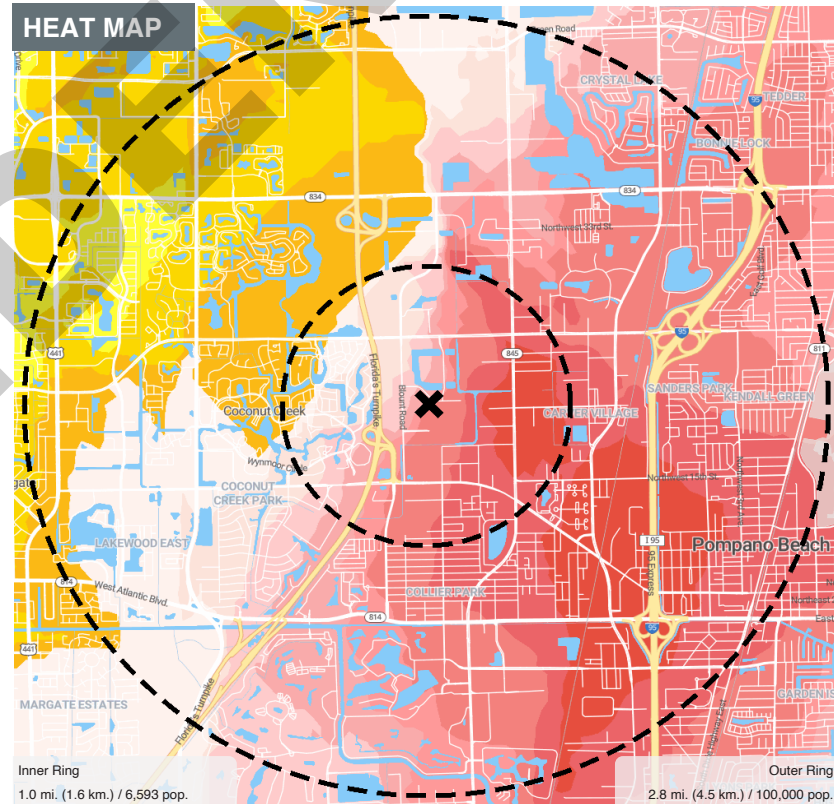
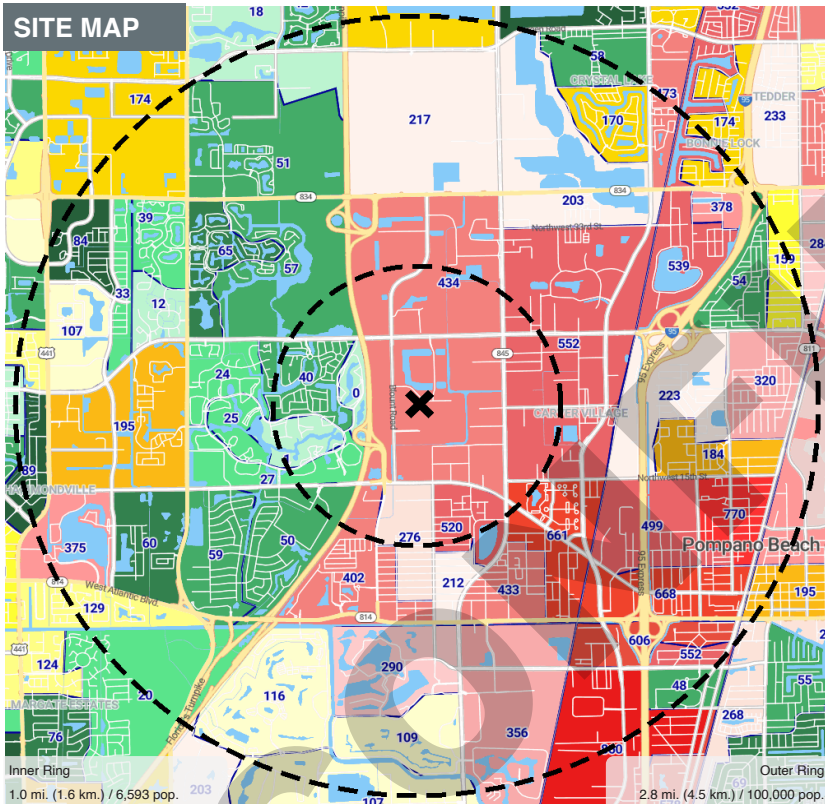
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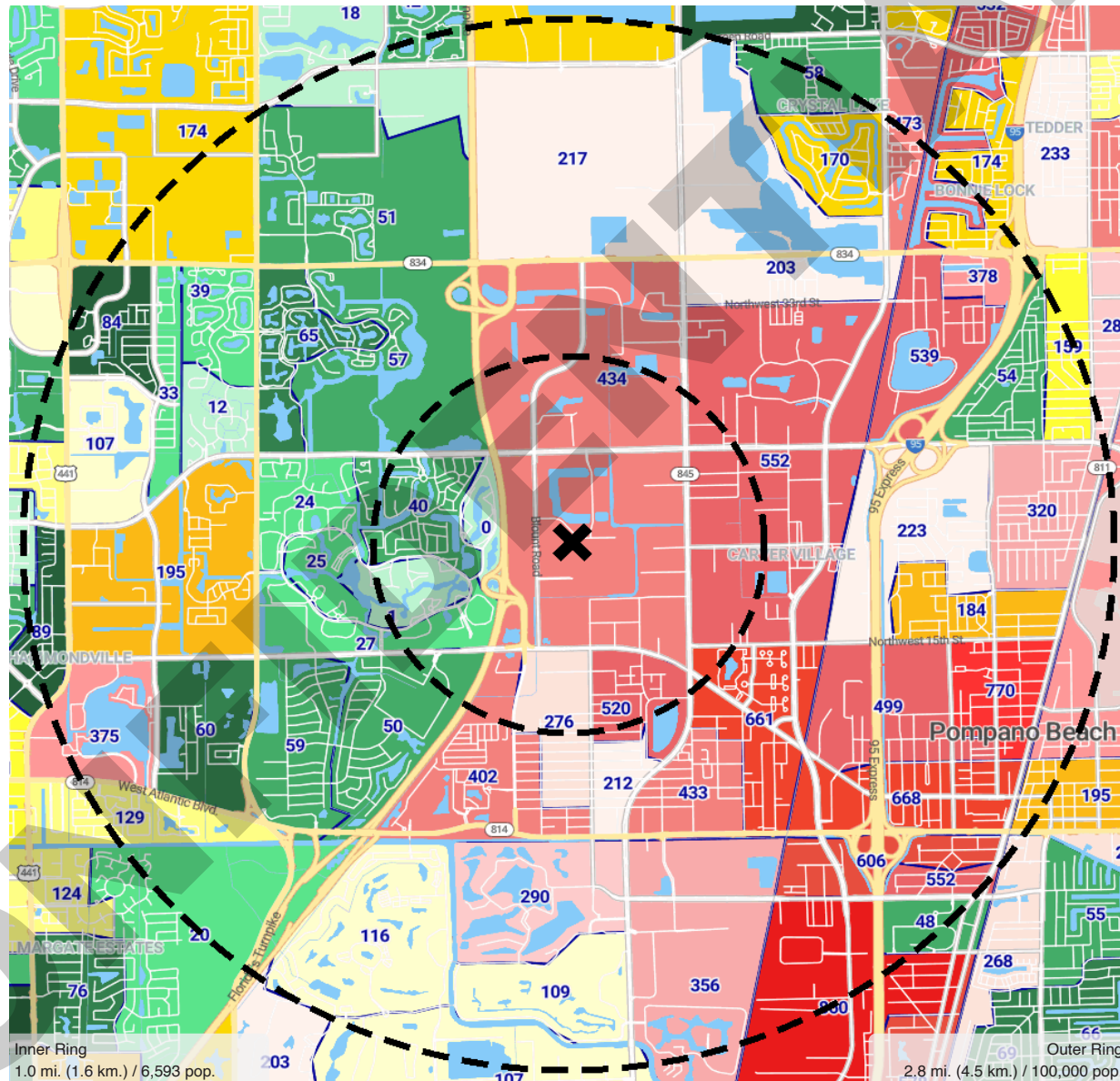
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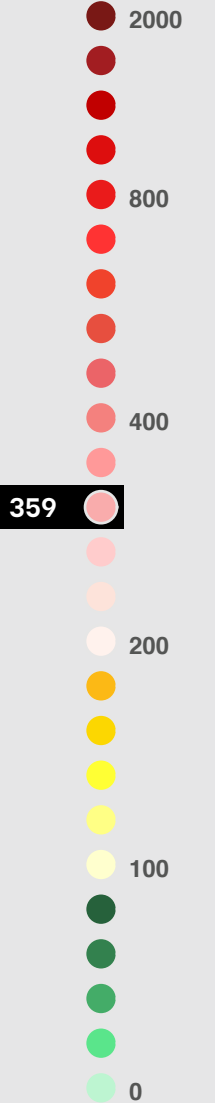
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Disorderly Conduct	349
Drug Offenses	329
Trespassing	784
Vagrancy & Loitering	717



CAP SCORE SCALE



SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

359

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

CRIMES AGAINST PERSONS 313

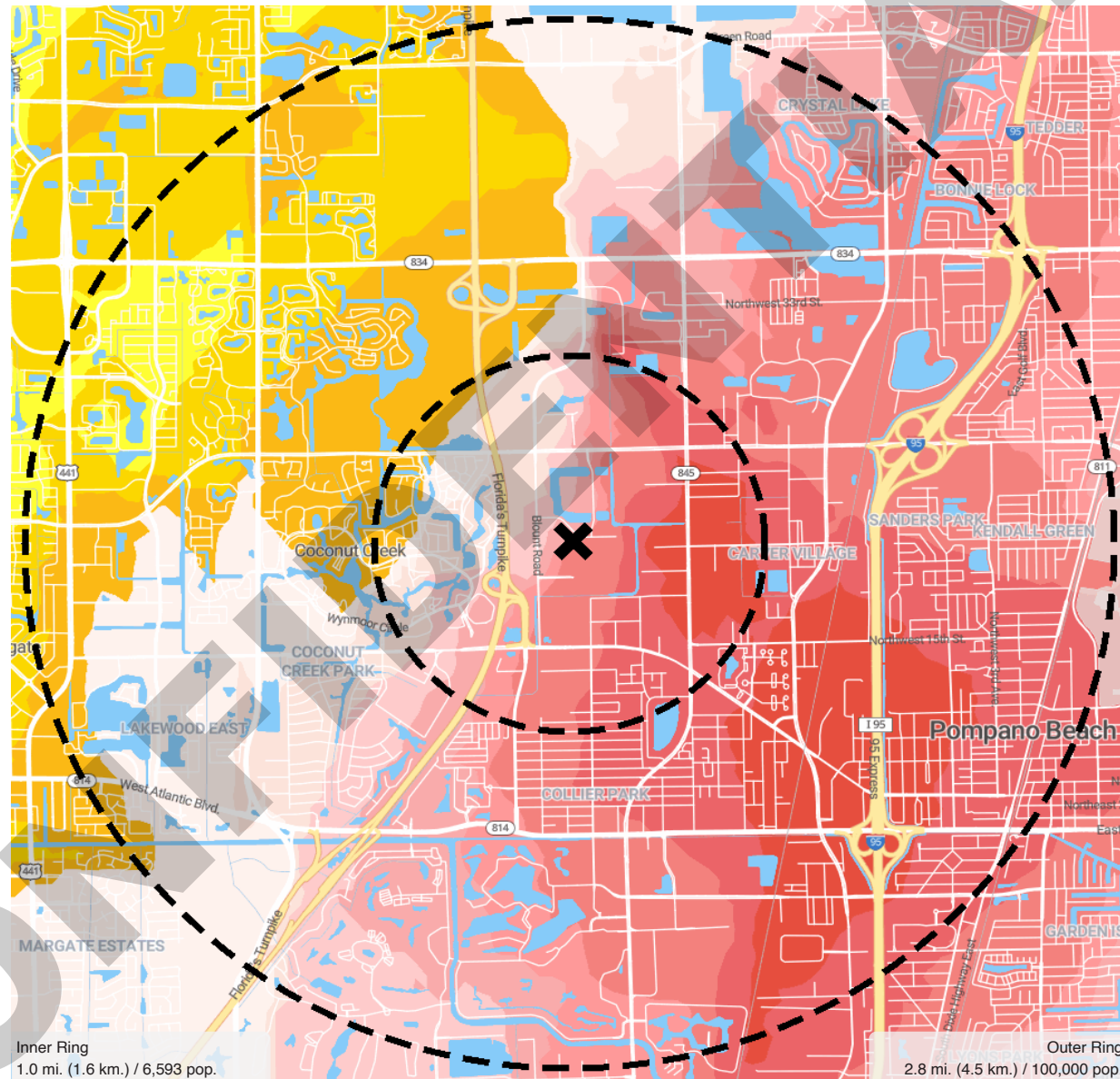
Homicide	412
Rape	138
Robbery	401
Aggravated Assault	313
Simple Assault	282

CRIMES AGAINST PROPERTY 215

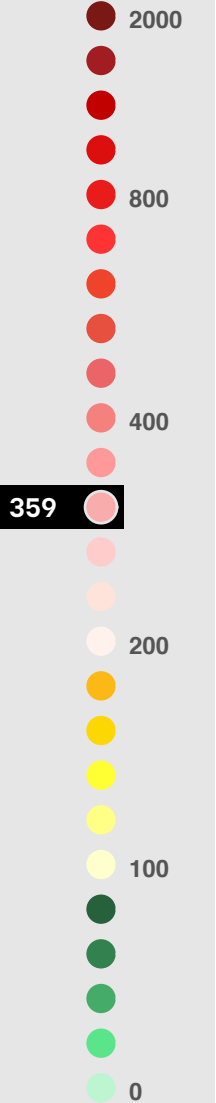
Burglary	219
Larceny	212
Motor Vehicle Theft	166
Vandalism	197

CRIMES AGAINST SOCIETY 367

Disorderly Conduct	349
Drug Offenses	329
Trespassing	784
Vagrancy & Loitering	717



CAP SCORE SCALE



SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	344	359	351	357	374	364	251	256	253
CRIMES AGAINST PERSONS	302	313	309	329	351	334	236	243	237
Homicide	389	412	400	657	713	689	417	432	425
Rape	138	138	152	250	256	271	195	197	209
Robbery	378	401	390	539	577	562	326	335	329
Aggravated Assault	303	313	303	294	301	292	218	219	216
Simple Assault	279	282	288	211	211	214	166	166	169
CRIMES AGAINST PROPERTY	224	215	214	200	192	187	149	141	140
Burglary	228	219	219	226	219	215	168	160	158
Larceny	217	212	217	176	171	173	135	130	132
Motor Vehicle Theft	173	166	174	217	211	216	141	136	139
Vandalism	206	197	214	222	215	229	163	157	166
CRIMES AGAINST SOCIETY	372	367	373	296	283	284	274	266	269
Disorderly Conduct	340	349	363	370	382	402	272	275	290
Drug Offenses	336	329	329	252	238	234	264	255	253
Trespassing	748	784	791	672	697	700	461	471	473
Vagrancy & Loitering	699	717	694	547	550	540	247	245	241

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

359

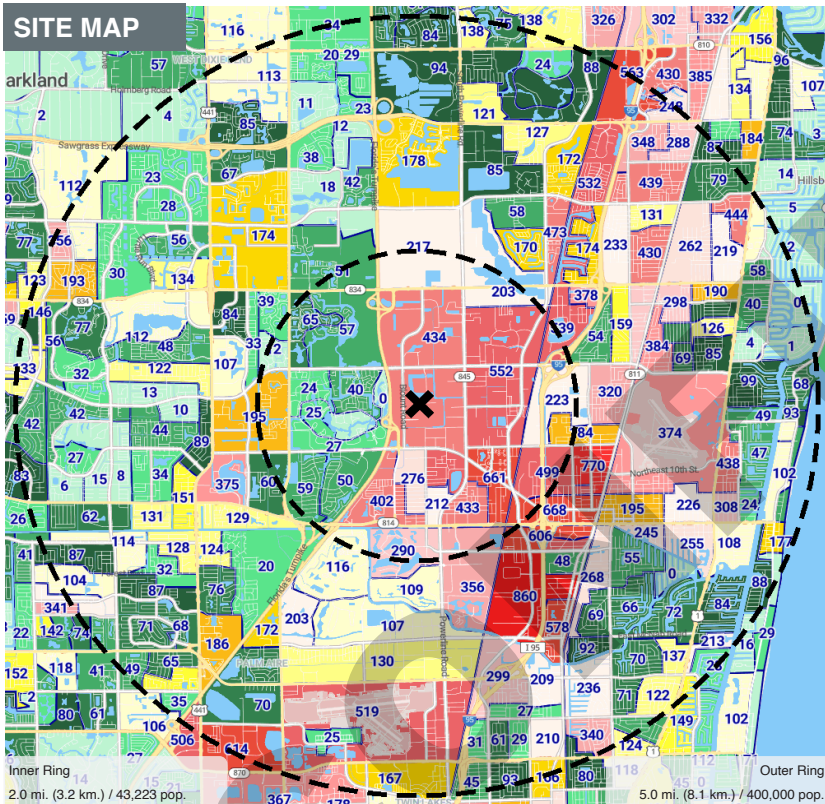
THE CRIME RISK AT THIS SITE IS 3.59
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	316	CRIMES AGAINST PROPERTY	271	CRIMES AGAINST SOCIETY	347
Homicide	399	Burglary	260	Disorderly Conduct	296
Rape	151	Larceny	278	Drug Offenses	338
Robbery	377	Motor Vehicle Theft	218	Trespassing	599
Aggravated Assault	325	Vandalism	227	Vagrancy & Loitering	728
Simple Assault	323				

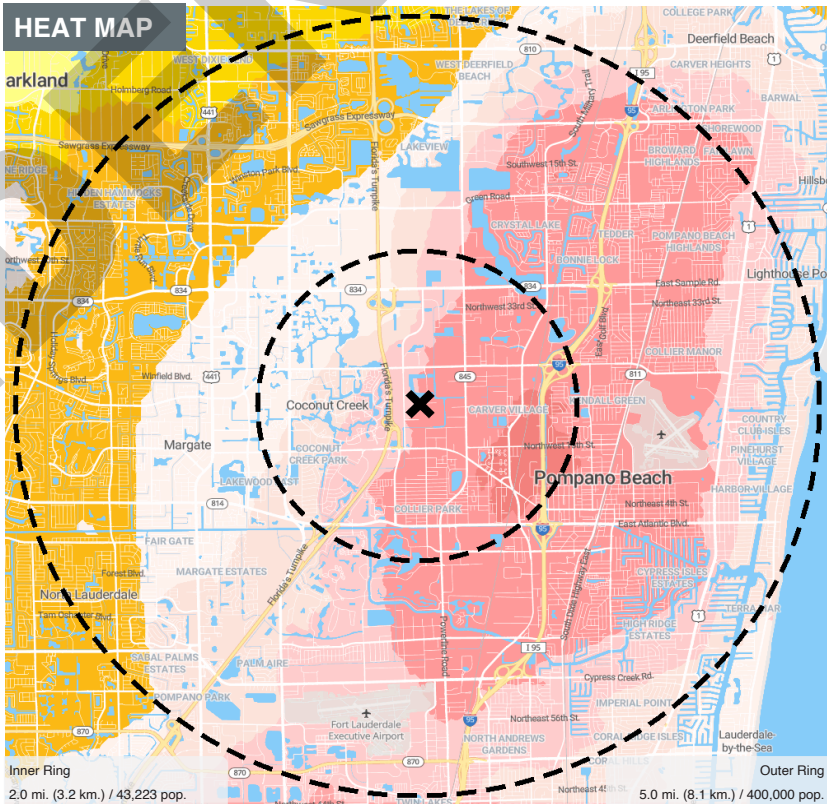
CAP SCORE SCALE

2000

SITE MAP



HEAT MAP



359

200

100

0

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

359

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

CRIMES AGAINST PERSONS 316

Homicide 399

Rape 151

Robbery 377

Aggravated Assault 325

Simple Assault 323

CRIMES AGAINST PROPERTY 271

Burglary 260

Larceny 278

Motor Vehicle Theft 218

Vandalism 227

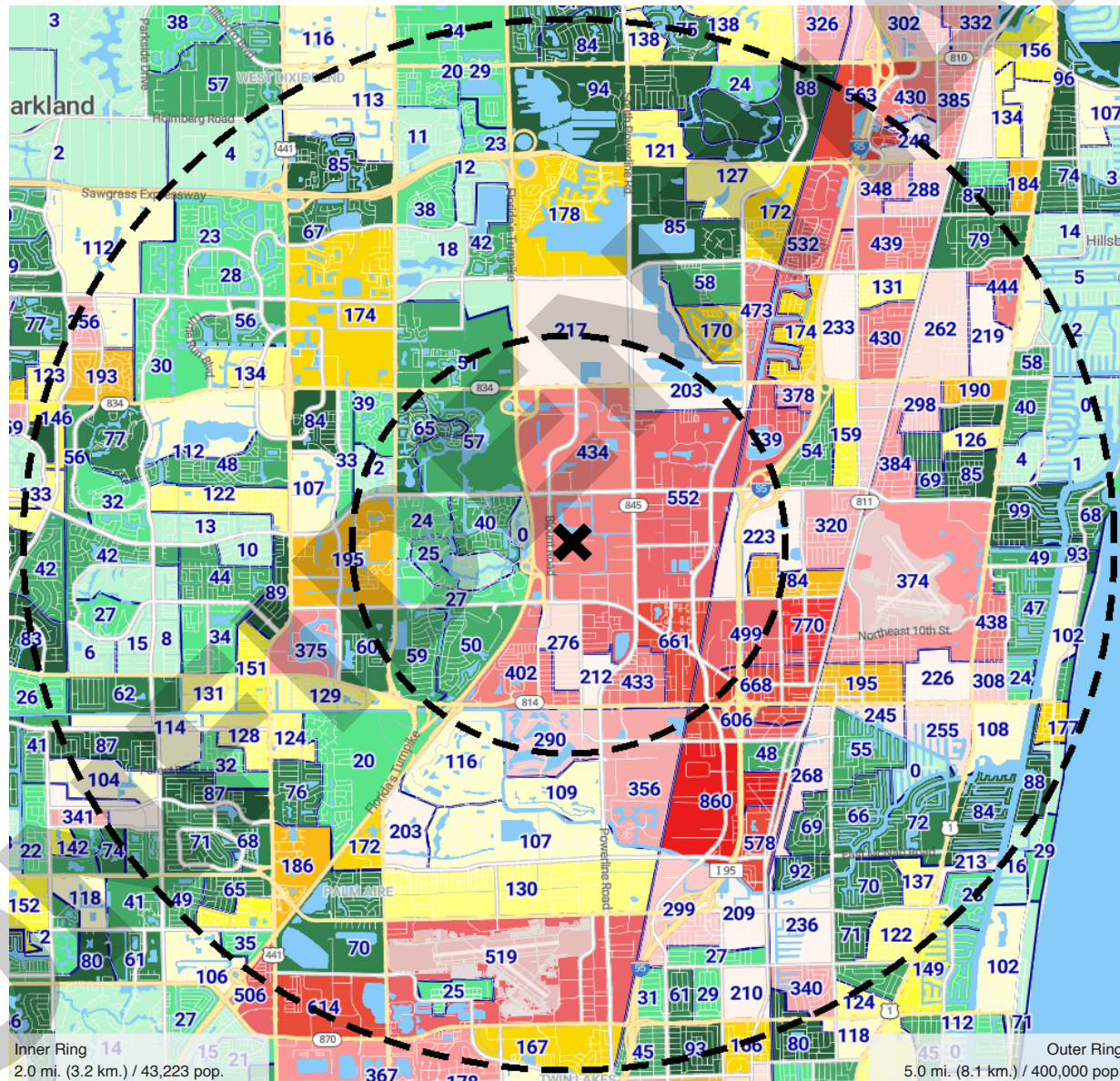
CRIMES AGAINST SOCIETY 347

Disorderly Conduct 296

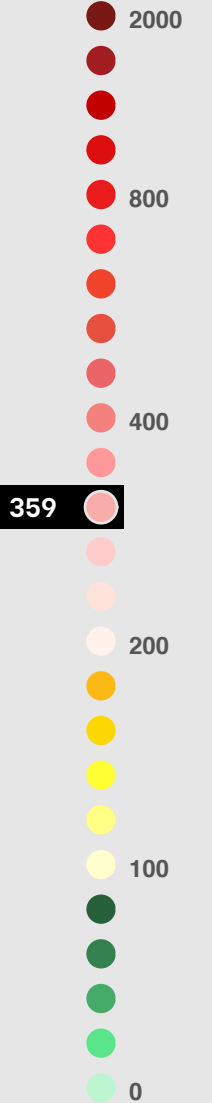
Drug Offenses 338

Trespassing 599

Vagrancy & Loitering 728



CAP SCORE SCALE



359

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

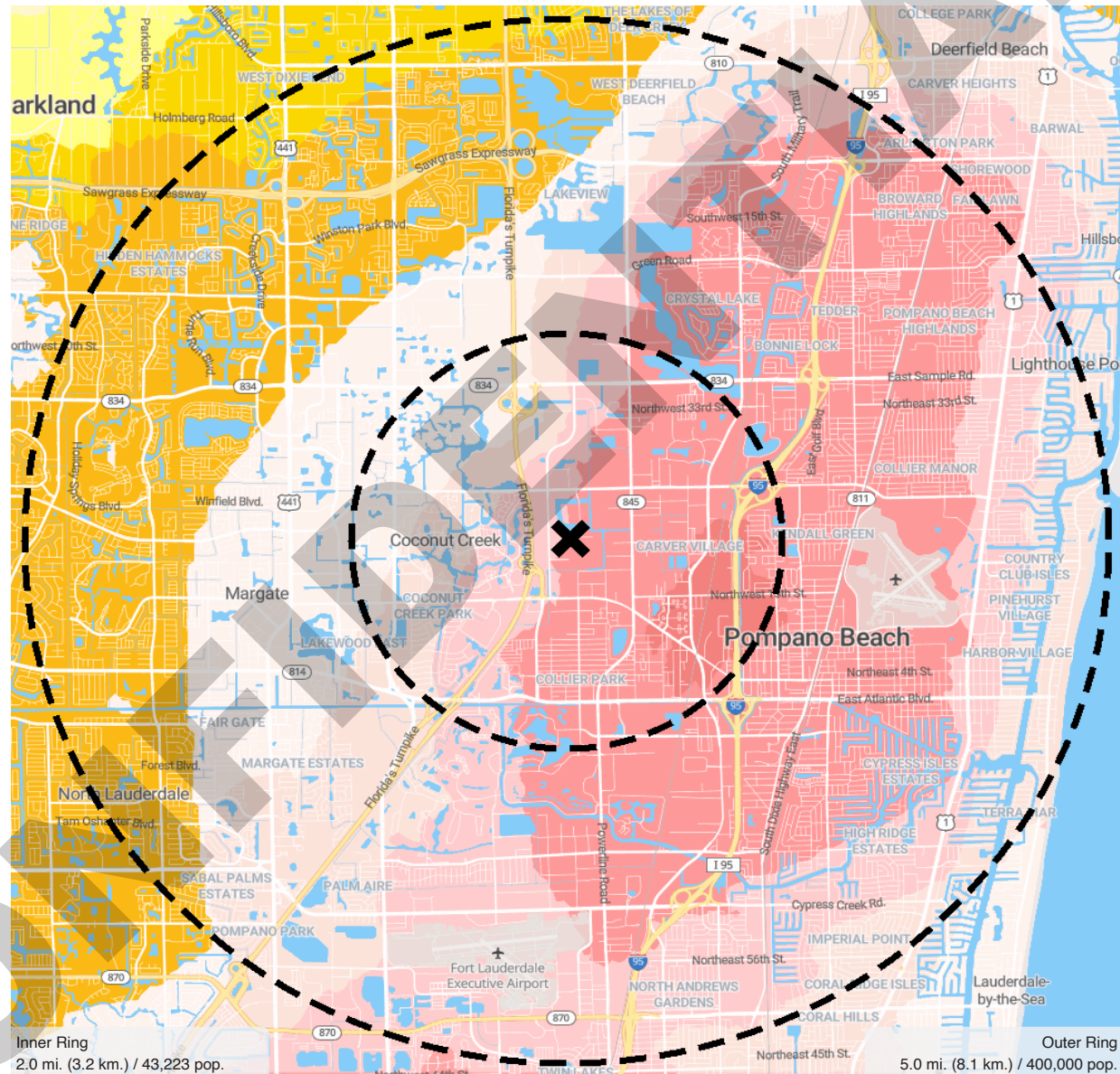
FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

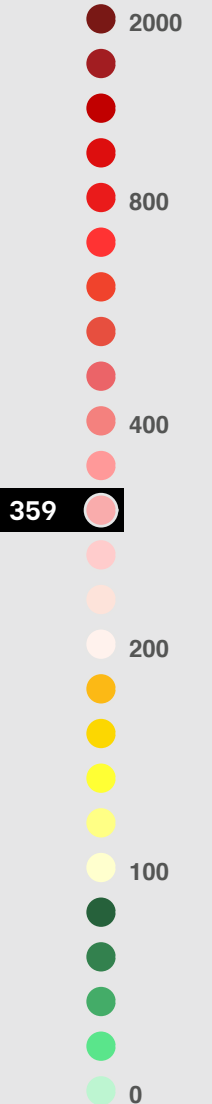
359

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

CRIMES AGAINST PERSONS	316
Homicide	399
Rape	151
Robbery	377
Aggravated Assault	325
Simple Assault	323
CRIMES AGAINST PROPERTY	271
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Larceny	278
Motor Vehicle Theft	218
Vandalism	227
CRIMES AGAINST SOCIETY	347
Disorderly Conduct	296
Drug Offenses	338
Trespassing	599
Vagrancy & Loitering	728



CAP SCORE SCALE



SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	340	359	350	353	374	363	248	256	252
CRIMES AGAINST PERSONS	301	316	311	328	354	336	235	246	239
Homicide	376	399	386	635	690	665	403	419	410
Rape	153	151	161	277	280	287	216	215	221
Robbery	355	377	364	506	542	525	306	315	307
Aggravated Assault	310	325	316	300	312	304	223	228	225
Simple Assault	326	323	332	246	242	246	194	190	194
CRIMES AGAINST PROPERTY	276	271	272	246	242	238	183	178	177
Burglary	265	260	262	263	260	257	195	190	189
Larceny	285	278	288	231	225	229	177	170	175
Motor Vehicle Theft	217	218	229	272	277	284	177	178	183
Vandalism	233	227	243	251	248	260	185	180	189
CRIMES AGAINST SOCIETY	348	347	349	277	267	266	256	251	252
Disorderly Conduct	289	296	308	315	324	341	231	233	246
Drug Offenses	340	338	335	255	245	238	267	262	257
Trespassing	570	599	606	512	532	536	351	360	362
Vagrancy & Loitering	693	728	716	543	559	557	245	249	249

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

348

THE CRIME RISK AT THIS SITE IS 3.48
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS	308	CRIMES AGAINST PROPERTY	334	CRIMES AGAINST SOCIETY	352
Homicide	490	Burglary	298	Disorderly Conduct	287
Rape	169	Larceny	373	Drug Offenses	352
Robbery	363	Motor Vehicle Theft	283	Trespassing	583
Aggravated Assault	337	Vandalism	239	Vagrancy & Loitering	713
Simple Assault	330				

CAP SCORE SCALE

2000

1800

1600

1400

1200

1000

800

600

400

348

200

180

160

140

120

100

80

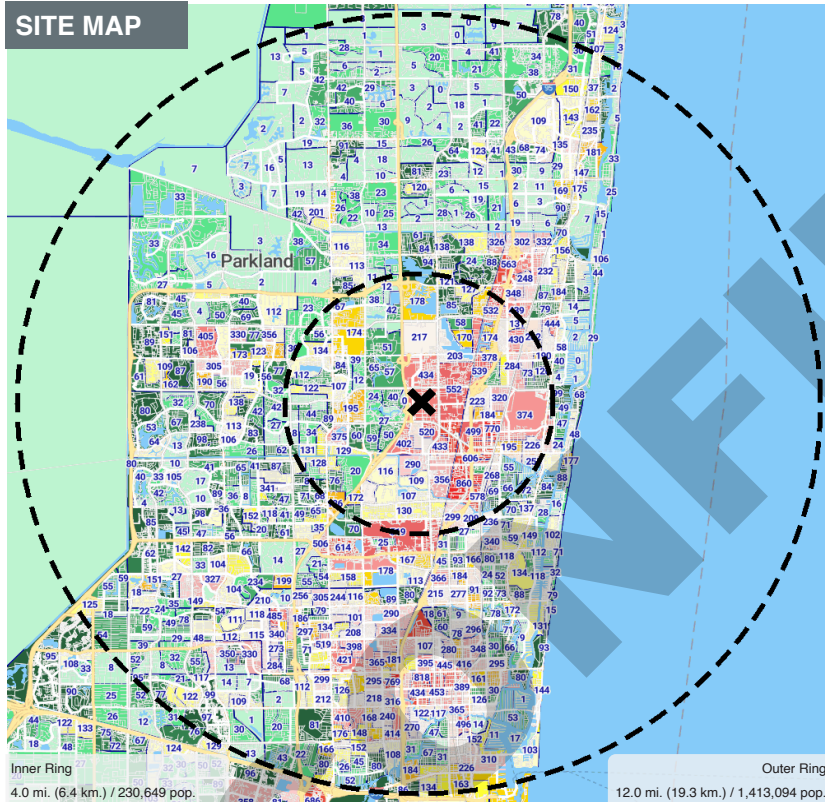
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40

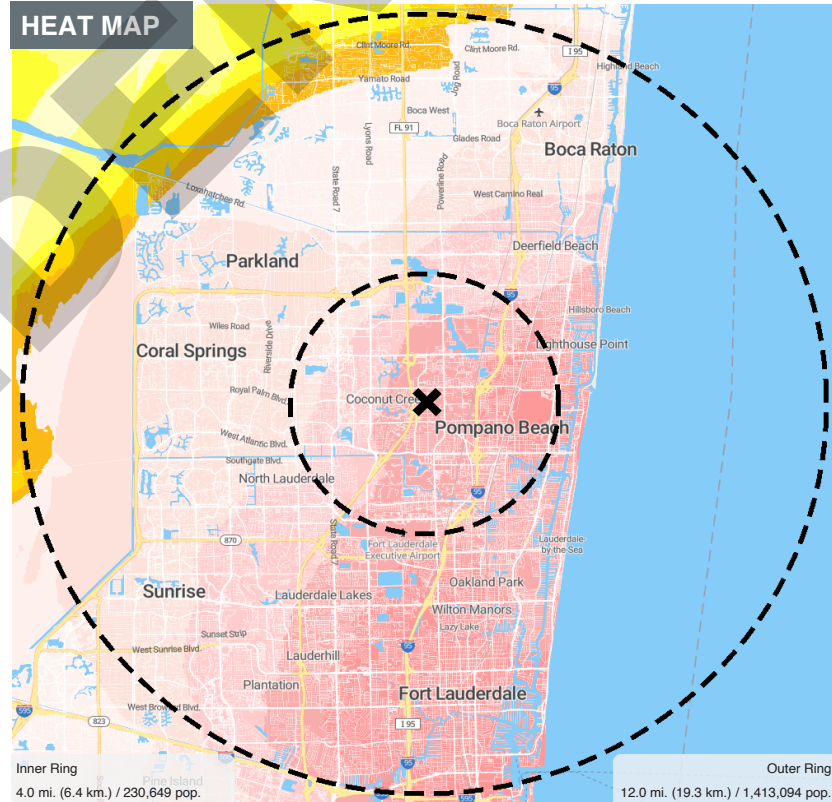
20

0

SITE MAP



HEAT MAP



SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

348

THE CRIME RISK AT THIS SITE IS 3.48
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 308

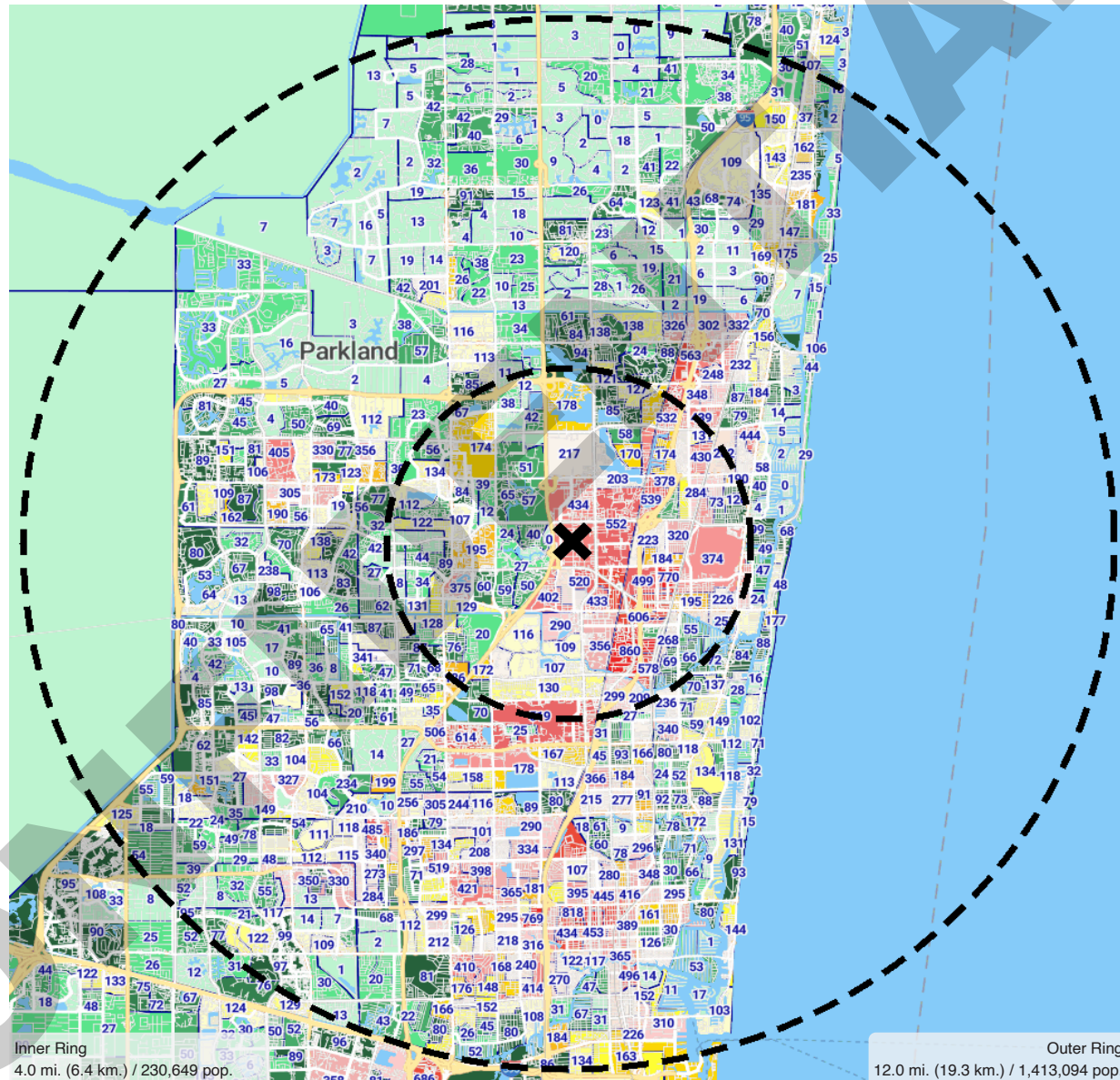
Homicide	490
Rape	169
Robbery	363
Aggravated Assault	337
Simple Assault	330

CRIMES AGAINST PROPERTY 334

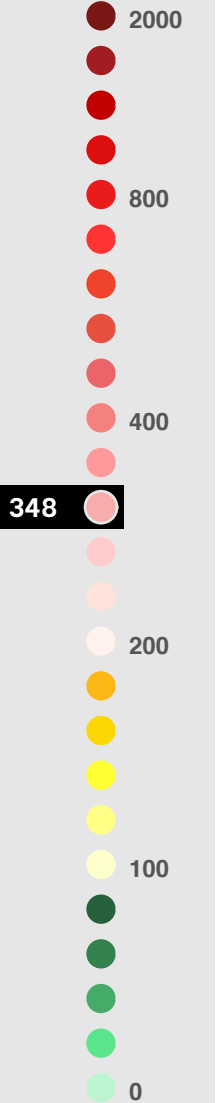
Burglary	298
Larceny	373
Motor Vehicle Theft	283
Vandalism	239

CRIMES AGAINST SOCIETY 352

Disorderly Conduct	287
Drug Offenses	352
Trespassing	583
Vagrancy & Loitering	713



CAP SCORE SCALE



SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

FALL 2025 NATIONAL CRIME RISK SCORES

THIS SITE'S CAP INDEX® SCORE:

348

THE CRIME RISK AT THIS SITE IS 3.48
TIMES THE NATIONAL AVERAGE OF 100.

CRIMES AGAINST PERSONS 308

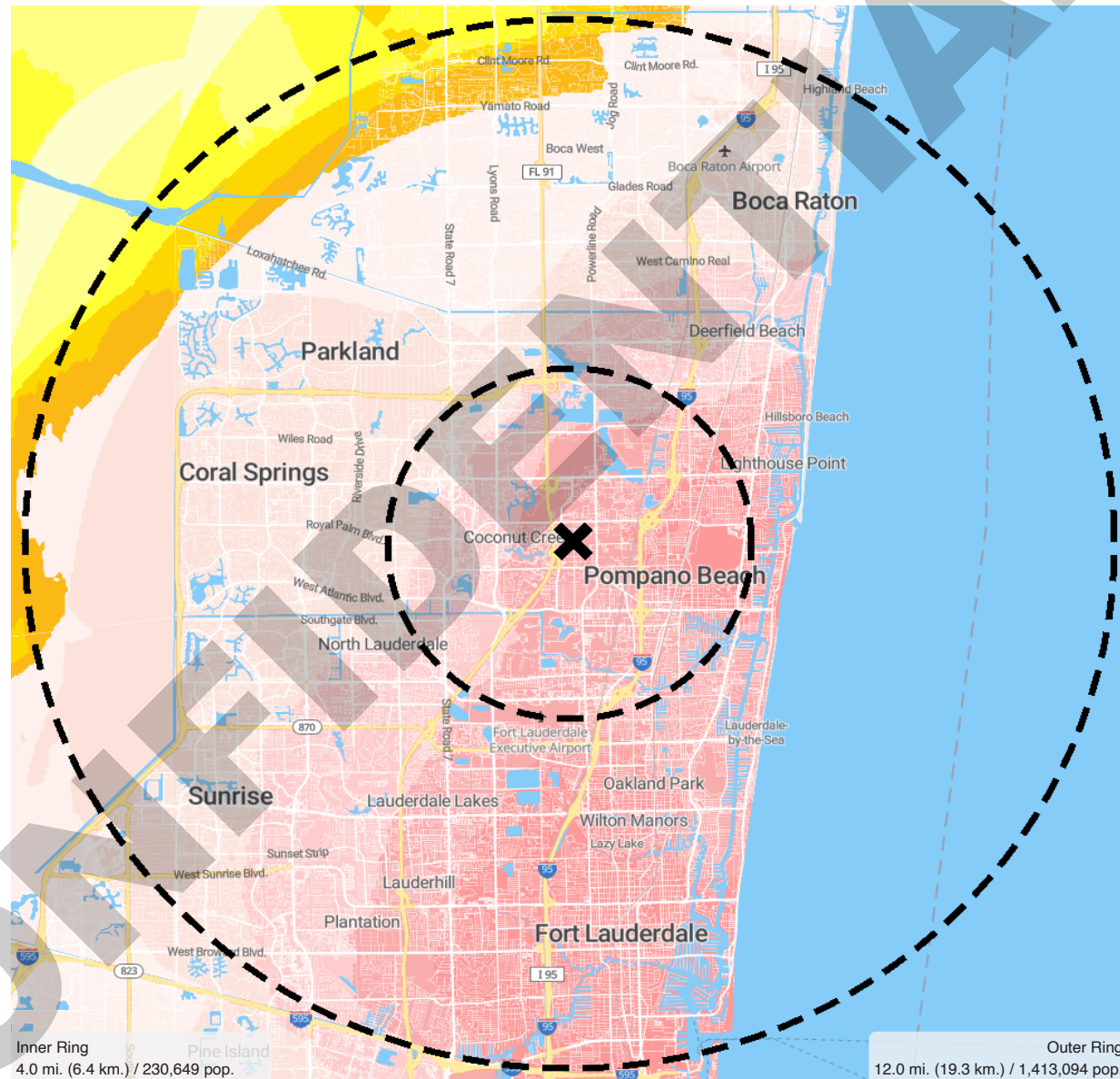
Homicide	490
Rape	169
Robbery	363
Aggravated Assault	337
Simple Assault	330

CRIMES AGAINST PROPERTY 334

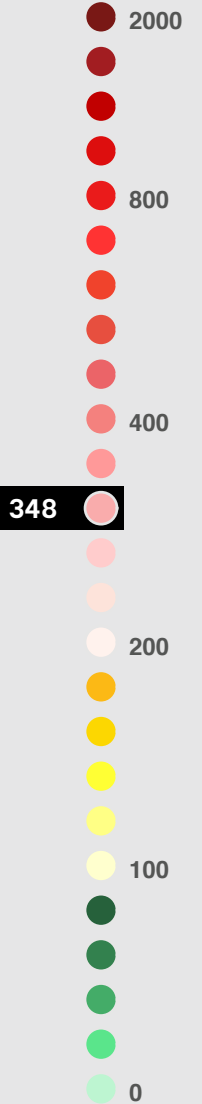
Burglary	298
Larceny	373
Motor Vehicle Theft	283
Vandalism	239

CRIMES AGAINST SOCIETY 352

Disorderly Conduct	287
Drug Offenses	352
Trespassing	583
Vagrancy & Loitering	713



CAP SCORE SCALE



MAX-12 SCORE SUMMARY

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069














The Score Summary includes a total of 153 risk scores—17 for each of 3 geographic levels and 3 time periods. The scores provide the site's risk in comparison to national, state, or county averages. All scores are compared to the average of 100 on a scale of 0–2000.

GEOGRAPHIC LEVEL	UNITED STATES			FLORIDA			BROWARD COUNTY		
Fall Release	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030	PAST 2020	CURRENT 2025	PROJECTED 2030
CAP Index® Score	334	348	339	347	363	351	244	248	244
CRIMES AGAINST PERSONS	304	308	305	331	345	330	238	239	234
Homicide	466	490	471	787	847	812	500	514	501
Rape	174	169	178	315	313	317	246	241	245
Robbery	347	363	352	495	522	508	299	304	297
Aggravated Assault	333	337	328	323	324	316	240	236	233
Simple Assault	339	330	343	256	247	255	202	194	201
CRIMES AGAINST PROPERTY	342	334	344	305	299	301	227	219	224
Burglary	306	298	309	304	298	303	226	218	223
Larceny	384	373	385	312	301	307	239	228	234
Motor Vehicle Theft	291	283	295	364	359	366	238	232	236
Vandalism	246	239	250	265	261	268	195	190	194
CRIMES AGAINST SOCIETY	355	352	349	282	271	266	261	255	252
Disorderly Conduct	295	287	290	321	314	321	236	226	232
Drug Offenses	355	352	343	267	255	244	279	273	263
Trespassing	558	583	585	501	518	518	344	350	350
Vagrancy & Loitering	705	713	717	552	547	558	249	243	249

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

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 5.0 MI./8.1 KM.	MAX-12 COUNT WITHIN 12.0 MI./19.3 KM.
Accessibility/Escape Route POIs					
 Highway Entrances & Exits	0.3/0.5	69	384	1,084	3,216
 Rail, Subway, & Train Stations	2.1/3.4	0	1	3	6
Government/Medical POIs					
 Detention Facilities	0.3/0.5	3	6	6	8
 Fire Stations	1.6/2.6	0	4	22	77
 Hospitals	2.7/4.3	0	1	4	18
 Police Stations	1.7/2.7	0	1	6	27
Other POIs					
 Bars & Nightclubs	0.6/1.0	2	7	47	207
 Beer, Wine, & Liquor Stores	1.8/2.9	0	6	38	150
 Casinos	2.3/3.7	0	1	2	5
 Check Cashing Locations	0.6/1.0	1	21	101	404
 Convenience Stores & Gas Stations	0.6/1.0	9	45	150	434
 Homeless Shelters & Food Banks	2.4/3.9	0	1	4	13
 Pawn Shops	0.9/1.4	3	7	27	61

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.

SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

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	6,724	100,122	401,618	1,414,390	337,643,652
Per Square Mile	2,212.2	4,544.5	5,365.4	5,087.8	95.6
% Change	0.7%	3.7%	2.1%	3.5%	3.0%
By Age Group					
% 0-14	10.1%	16.4%	16.2%	15.7%	17.3%
% 15-17	2.2%	3.1%	3.2%	3.2%	3.7%
% 18-24	6.7%	7.4%	7.5%	7.9%	9.6%
% 25-44	26.5%	27.8%	26.2%	25.1%	26.4%
% 45-64	17.9%	23.4%	25.8%	26.1%	24.4%
% 65+	36.6%	21.9%	21.1%	21.9%	18.6%
By Marital Status (Age 15+)					
% Never Married	40.5%	36.2%	33.9%	33.6%	34.2%
% Married, Spouse Present	20.9%	33.9%	39.1%	40.5%	45.4%
% Married, Spouse Absent	9.1%	8.0%	6.7%	6.1%	4.3%
% Divorced	15.2%	14.0%	13.9%	13.4%	10.6%
% Widowed	14.3%	7.9%	6.4%	6.4%	5.5%
By Education Level (Age 25+)					
% Less than 9th Grade	8.7%	7.7%	5.9%	4.5%	4.7%
% Some High School, No Diploma	12.5%	8.5%	7.1%	5.9%	5.9%
% High School Graduate (including equivalent)	27.2%	28.9%	28.0%	25.0%	26.3%
% Some College, No Degree	19.0%	18.9%	18.6%	17.5%	19.3%
% Associate's Degree	7.4%	7.2%	8.5%	9.2%	8.8%
% Bachelor's Degree	14.5%	18.4%	21.0%	23.4%	21.3%
% Graduate Degree	10.7%	10.5%	10.9%	14.5%	13.8%

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SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

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	2,600	40,800	162,294	574,786	129,687,464
Avg. People per HH	2.6	2.5	2.5	2.5	2.6
Median Value of Owner-Occupied Housing Units	\$243,826	\$299,093	\$427,127	\$554,252	\$439,069
% Renter-Occupied Housing Units	22.7%	44.7%	40.3%	39.3%	36.6%
Housing Units by Structure Type					
% 1 Unit Detached	19.8%	22.9%	34.8%	37.5%	61.5%
% 1 Unit Attached	5.0%	7.8%	6.8%	8.4%	6.1%
% 2+ Units	72.8%	67.3%	54.6%	52.2%	26.5%
% Mobile Home	2.4%	2.0%	3.7%	1.8%	5.9%
% Other Type	0.0%	0.0%	0.1%	0.0%	0.1%
Occupied Housing Units by Vehicle Count					
% No Vehicles	17.3%	10.7%	8.5%	7.9%	8.5%
% 1 Vehicle	49.3%	49.3%	43.6%	43.3%	33.4%
% 2+ Vehicles	33.4%	40.0%	47.9%	48.8%	58.2%

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SITE NAME: 2600 NW 19 ST FEDEX FACILITY

ADDRESS: 2600 NW 19 ST, POMPANO BEACH, FL 33069

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	\$52,670	\$58,917	\$69,218	\$82,930	\$88,229
% of Families Below Poverty Level	12.4%	13.9%	10.8%	9.9%	8.9%
% of Population Unemployed (Age 16+)	3.6%	3.9%	3.5%	3.2%	2.9%
Workers by Means of Transport (Age 16+)					
% Work at Home	9.7%	9.7%	11.0%	14.1%	13.3%
% Walk	1.5%	1.1%	1.1%	1.3%	2.4%
% Bicycle	0.7%	0.7%	0.5%	0.5%	0.4%
% Carpool	6.2%	11.5%	11.0%	9.4%	8.5%
% Drive Alone	73.2%	69.8%	69.6%	68.6%	69.3%
% Public Transport	4.3%	2.1%	2.2%	2.0%	3.3%
% Other	1.2%	3.7%	2.7%	2.2%	1.5%

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ABOUT CRIMECAST SCORING

CRIMECAST
PREMIUMPLUS

THE CAP INDEX® SCORING SYSTEM

The CAP Index® Scoring System uses sophisticated forecasting techniques that combine demographic and business statistics with crime and loss data to calculate crime risk. The foundation of our forecasting approach is the “Social Disorganization Theory,” which asserts that higher degrees of social discord in a neighborhood tend to correlate with higher levels of crime.



SCORING METHODOLOGIES

CAP Scores for a specific business application are generated using one of four CAP Index® Scoring Methodologies. These scoring methodologies account for the fact that perpetrators often travel varying distances to commit crimes (the “journey to crime”) depending on the target. The scoring methodologies also consider the nature and attractiveness of different types of targets for different types of crimes. Each methodology designates a progressively larger “sphere of influence” that is used to assess the risk of crime. Each sphere is defined by a maximum geographic radius or a population threshold. These spheres have different components that drive the overall crime risk score. The inner part of the sphere focuses on the nearest neighborhoods and receives the majority of the weight. The outer part of the sphere considers more distant avenues of vulnerability and receives a minority of the weight.

Scoring Methodology	Outer Ring / Population for Assessment	Inner Ring / Population for Assessment
MAX-1	1 mile (1.6 km.) or 25,000 people	1 mile (1.6 km.) or 25,000 people
MAX-3	3 miles (4.8 km.) or 100,000 people	1 mile (1.6 km.) or 25,000 people
MAX-6	6 miles (9.7 km.) or 400,000 people	2 miles (3.2 km.) or 100,000 people
MAX-12	12 miles (19.3 km.) or 1,600,000 people	4 miles (6.4 km.) or 400,000 people

CAP SCORE SCALE

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



RELIED UPON
BY OVER
80%
OF THE
FORTUNE 100

THE LEADERS IN CRIME RISK FORECASTING

CAP Index empowers organizations to make better-informed decisions throughout the security planning and security management cycle. Whether you are opening a new location, planning security measures for your existing locations, or conducting services off-site, our validated crime risk intelligence will help you create impactful security solutions to protect your customers, employees, assets, and your bottom line.



CRIMECAST® DATA & REPORTS

Quantify and visualize your risk with our detailed, industry-leading, site-specific crime risk reports.



RISK CONSULTING & ANALYTICS

Elevate your security program by having our team of consultants produce a crime risk scoring system tailored to your organization's needs.



TECHNOLOGY, PLATFORMS & MODULES

Manage your security planning process and loss prevention program from one dashboard.

HOW WE HELP: ASSESS YOUR RISK AND OUTSMART CRIME®



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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