



## Staff Report

**File #:** LN-879

### PLANNING AND ZONING BOARD

Meeting Date: JUNE 24, 2026

### COSTCO POMPANO BEACH (RELO)

**Request:** Major Site Plan  
**P&Z#** 25-12000023  
**Owner:** Pompano Park JV Northwest Corner LLC  
**Project Location:** S Powerline Rd  
**Folio Number:** 494203410050  
**Land Use Designation:** RAC (Regional Activity Center)  
**Zoning District:** PCD (Planned Commercial Development)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Eric Jackson  
**Project Planner:** Saul Umana (saul.umana@copbfl.com / 954-786-4662)

### Summary:

The applicant is requesting Major Site Plan approval for a proposed 163,084-square-foot Costco Wholesale (direct-to-consumer retail) facility located on an 18.65-acre parcel (21.1175 acres total with off-site lake parcel) within the northwest corner of the LIVE! Pompano planned commercial development, bounded by Race Track Road and Powerline Road. The subject property is located within the Arvida Pompano Park Plat and is currently a vacant parcel. A previous Development Order (PZ#21-12000045) approved a multi-tenant grocery store building and nine additional multi-tenant and stand-alone retail buildings on this site. Approval of the proposed Major Site Plan would supersede and void that Development Order.

The proposed Costco facility includes a tire center, a gasoline filling station with 32 fueling positions at 16 dispensers, and 811 surface parking spaces. The development also includes an off-site drainage lake located on a separate parcel south of the site, which is being site planned with this Development Order. Access to the development is provided by three driveways, including one direct connection to Race Track Road and two internal driveway connections from the internal LIVE! Pompano development (N Palm Aire Dr/Isle of Capri Blvd and Lucky Lane). No direct access is proposed from Powerline Road. The project received approval from the Architectural Appearance Committee (AAC) for two Superior Vernacular Design requests on June 2, 2026. The approved requests allow a deviation from the requirement that street-facing facades provide a minimum of 20 percent fenestration and allow for the use of overhead doors associated with the Tires and Sales center to face RaceTrack Road with the AAC-approved enhanced screening design alternative.

The project site abuts both Powerline Road and Race Track Road, with the primary customer entrance oriented toward a plaza area that incorporates decorative planters and seating facing towards the interior parking lot. According to the applicant's Superior Materials narrative, the design incorporates premium weathered wood-style accents integrated into the building's primary architectural elements to complement the warm tones

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established throughout the adjacent LIVE! Pompano development. Along Race Track Road, the operational portions of the building are screened by canopies, trellis features, wood-tone seating elements, and a custom split-face CMU and wood-style slat fence wall.

The total lot coverage of the 222-acre Planned Commercial Development (PCD), including this new Costco development, is 24%. The property has a Regional Activity Center (RAC) land use designation and is zoned PCD, which allows for commercial development consistent with the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602. The subject property is located on the Northwest corner of the Live! Resorts PCD framed by Powerline Road and Race Track Road.

The district was rezoned to a Planned Commercial Development with an adopted master plan in 2020 (Ordinance 2021-02). The following are ongoing/active developments consistent with the master plan:

#### Completed Projects:

- A Future Golf Facility (21-12000046), now known as Top Golf, was approved on July 14, 2022, and is now open to the public.
- The Casino expansions are complete, which include the Smoking Terrace, Building Addition, and the Rear Deck Enclosure. The Parking Garage (20-12000004) is also complete.
- Indigo Residential Project (23-12000039), now known as Lumio, was approved for 423 residential units. The project is now nearing completion and has obtained a "Temporary Certificate of Occupancy" as of June 2026.

#### Under Construction:

- There are three permits for the internal roadway improvements (Lucky Lane, Palm Aire Drive, Loop Road, and Main Street), which are under construction and/or in the final inspection phase.
- The Industrial Site Plan development (23-12000013) was approved in August of 2023 and is in the process of nearly completing phase 1. Phase 2 has not begun construction.

#### Active Development Orders:

- The NW Corner Retail Site Plan (21-12000045) was approved in June of 2022 and has building permits in for review (to become void after this approval).
- The Live Venue (22-12000036) was approved in May of 2023 and has building permits in for review.
- Lennar Homes (24-12000022) was approved in July of 2025 for 426 residential units and has building permits in for review.

#### Site Plan Review Standards:

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The property has a Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permit the proposed commercial development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*



*for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.14.01**

*The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

**Policy 01.15.02**

*Regional Activity Centers shall include a mix of land uses that are regionally significant and shall include residential uses when they are complimentary to other uses within the RAC. The application for a RAC land use designation will include a purpose statement for the nonresidential uses based on the scale and identity for the activity center district.*

**Policy 01.14.07**

*All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards, and other access control methods will be required based on the specific needs of the project.*

**Objective 01.15.00**

*The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education, and recreational activities.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

*The proposed development complies with the development standards for the PCD Zoning Districts as established by Ordinance 2020-02.*

Article 4: Use Standards

*The development proposes a larger retail establishment that comply with the use specific standards in Article 4: Use Standards and is consistent with the uses permitted by the PCD.*

Article 5: Development Standards

*See Standard 3 below. Development Standards may be modified by the PCD Ordinance.*

3. Complies with the applicable development standards of this Code (Article 5);

*The DRC and the project applicant have worked collaboratively to develop a project that satisfies the requirements of Article 5, as amended by the PCD standards, for new development requiring Major Site Plan approval, subject to the conditions of approval listed below. The project received approval from the AAC on June 2, 2026, for two Superior Vernacular Design alternatives: (1) the use of overhead doors facing a right-of-way, and (2) the utilization of superior architectural design in lieu of the required 20% fenestration.*

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*Additionally, as reflected in the conditions below, several requirements have been included to ensure compliance at the time of building permit review. Conditions resulting from the AAC review include updating the architectural elevations and landscape plans to match the renderings and presentation submitted to the AAC, as well as incorporating the planter and landscape features adjacent to the building to satisfy the landscaping VUA requirement. Condition No. 3 requires revisions to the plaza architectural features as requested by the AAC; however, the plaza will still require approval by this Board to demonstrate compliance with the applicable plaza standards.*

*In addition, the off-site lake drainage area must be brought into compliance with current code requirements, including meeting or exceeding all applicable landscaping and irrigation standards. All required improvements shall be completed and approved prior to the issuance of a Certificate of Occupancy for the Costco project.*

4. Complies with all other applicable standards in this Code;

*The proposed site plan complies with all other applicable standards of this Code.*

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

The approval of this Major Site Plan will automatically void the Development Order for the NW Retail Development (PZ21-12000045), which is currently active.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements

Wastewater Treatment Demand	16,310.80 gallons per day *
Water Treatment Demand	19,344.61 gallons per day*
Raw Water Demand	20,892.19 gallons per day*
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	14679.72 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033).

\* The City has adequate capacity to serve the proposed project

As part of this site plan submittal, a preliminary trip generation threshold analysis was conducted, consistent with the trip calculations approved for the PCD. The study found that the proposed development would increase overall trip generation. This increase triggers Phase 1 roadway improvements, which are already underway. However, this increase does not meet the threshold required to trigger the construction of the crystalline lagoon. The applicant has provided a traffic analysis for Costco operations, estimating 687 gross trips during the PM peak hour. In regard to the fuel facility: "A review of nationwide data from comparable Costco fuel stations indicates that the 95th percentile fuel queue at these stations is well below the on-site storage capacity at the proposed facility. As a result, fuel station queues are expected to remain fully contained within the site and are not anticipated to affect internal circulation or adjacent roadways."

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and

streets as identified on the Broward County Trafficways Plan;

*The development is accessed by three internal driveways, including one direct access point to and from Race Track Road and two internal private driveways, Lucky Lane and Palm Aire Drive, which connect to Powerline Road, a roadway identified in the Broward County Trafficways Plan. The master developer is currently finalizing the internal circulation network throughout the Planned Community Development (PCD). Vehicle access and queuing for the fueling station can be accommodated at all access points; however, the primary entrance to the fueling station is via the internal Lucky Lane driveway.*

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.*

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

*As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.*

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

*The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

*The proposed development is not within an area that will have an impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

*The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.*

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting, which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

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Staff Conditions:

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1. The required ten-foot (10') landscape buffer for Development Area A shall be installed prior to the issuance of the first Certificate of Occupancy for new development within the applicable development area as required by the PCD plan.
2. Update all architectural elevations and landscape plans to reflect the conditions of approval and renderings presented to the Architectural Appearance Committee (AAC), including revisions to the fueling station, plaza bollards, and landscape features incorporated into the screening walls.
3. In connection with Condition No. 2, update the fence and wall details to reflect the AAC-approved design. Motor Vehicle Sales and Services uses, including the tire sales and fueling station components, shall provide a Type B buffer around the perimeter of the site. Fence and wall details shall be provided consistent with Option #1 of the Type B Buffer standards. Final wall and fence locations shall be verified by the Urban Forestry Division. The Type B Buffer shall fully screen the service and overhead door areas from view along Powerline Road and Race Track Road.
4. In connection with Condition No. 2, update the landscape plans to reflect the revised planters and landscape features surrounding the plaza and along the sides of the building. The revised plans shall continue to demonstrate compliance with Section 155.5203.D.5, Vehicular Use Area Landscaping. A minimum five-foot (5') wide landscaped area or planter shall be provided between all vehicular use areas and abutting buildings. Planters are currently shown only on the east side of the building; required planters shall also be provided along the north and south sides.
5. All required site features, including but not limited to Type B buffers and fencing, shall remain outside of any roadway easements.
6. Site features (such as landscaping and irrigation, as well as any pedestrian amenities) of the offsite lake area shall be permitted concurrent with any site work authorized under this Development Order. The off-site lake shall meet or exceed landscaping and irrigation minimum standards. Proposed work within the area shall be completed in full compliance with the Code and subject to the recommendations of this Board. In addition, the off-site lake area shall receive a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for the Costco development.
7. The primary building entrance shall front a street, courtyard, or plaza and shall not front an off-street surface parking area. The final determination for building orientation based on the proposed plaza shall be subject to review and approval by the Planning and Zoning Board.
8. Demonstrate on the site plan that projected peak PM-hour fuel station queuing will be accommodated on-site and will not extend into adjacent streets or rights-of-way, consistent with the statements of the traffic study. Should queuing spillover occur, Costco shall implement operational or site design modifications, as determined necessary by the City, to provide additional internal queuing capacity and alleviate off-site impacts.
9. The Development Order for the Live Venue Site (PZ22-1200036) shall be amended to provide sufficient on-site parking independent of the Costco development, as neither the Costco site nor the lake/drainage area shall be utilized to satisfy the parking requirements or parking demand of the Live Venue.

10. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning

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Compliance Permit issuance:

- a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
- b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

**PZB**

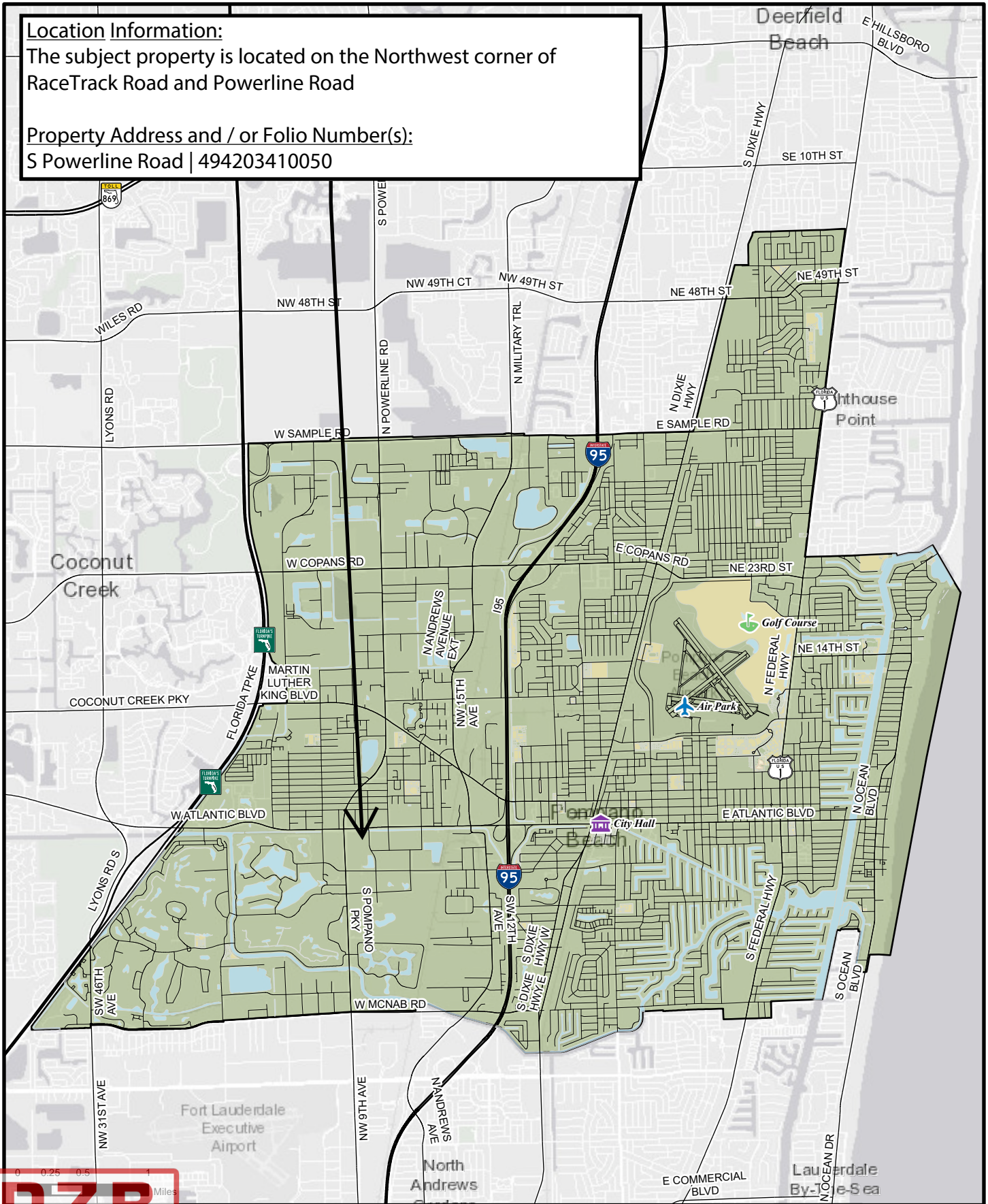
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~~06/24/2026~~

**Location Information:**

The subject property is located on the Northwest corner of RaceTrack Road and Powerline Road

**Property Address and / or Folio Number(s):**

S Powerline Road | 494203410050



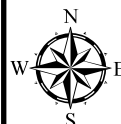
0 0.25 0.5 1 Miles  
1 inch = 1 mile

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Created by: Engineering Division  
06/24/2026  
GIS Department | B.C.

Scale: 1:63,500

City of Pompano  
Beach





# CITY OF POMPANO BEACH

## AERIAL MAP



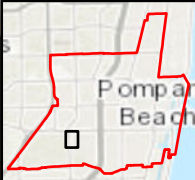
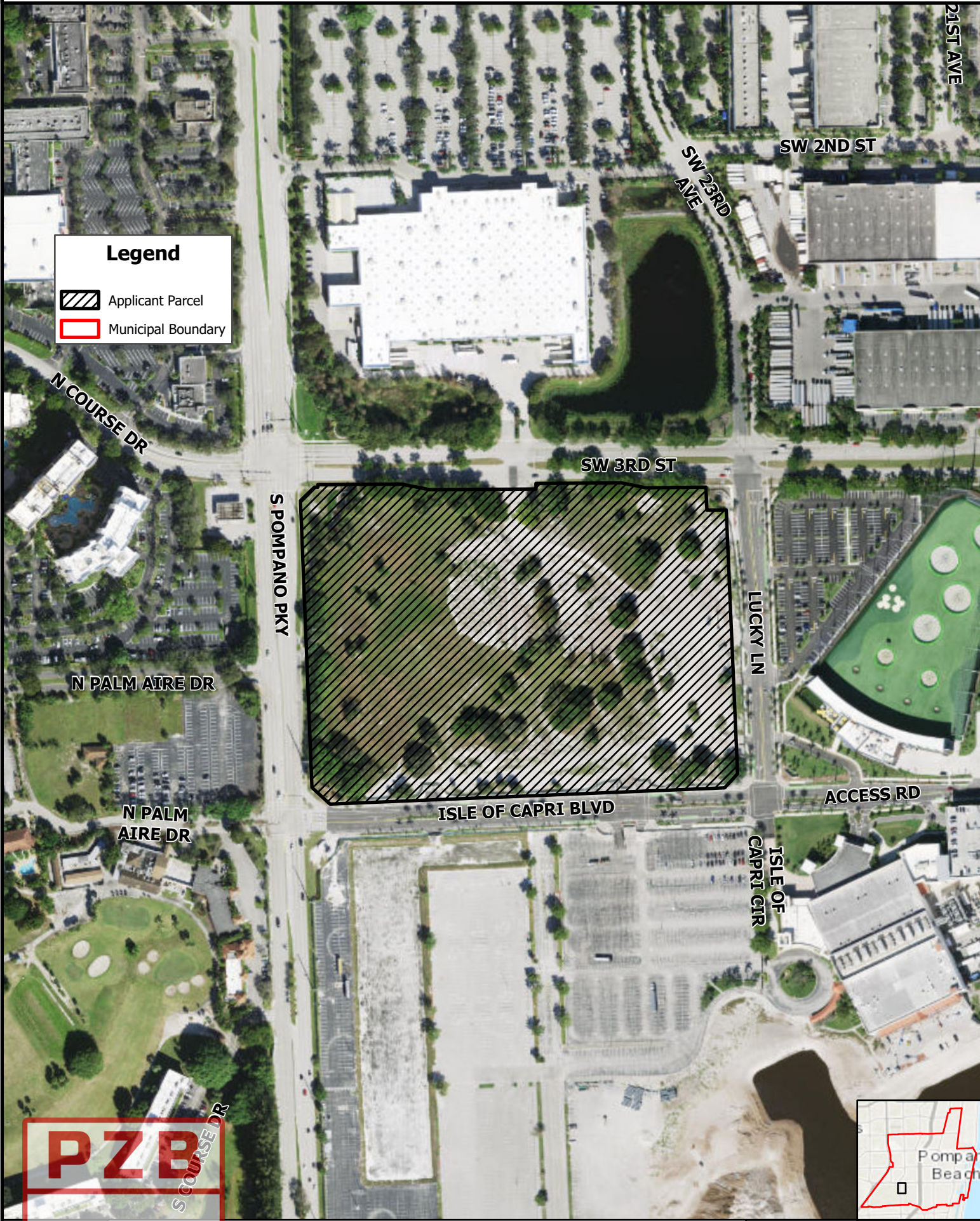
### Legend



Applicant Parcel



Municipal Boundary



**PZ25-12000023**  
Scale: 1:3,800  
06/24/2026

Date Exported:  
6/9/2026

**S Powerline Rd & SW 3rd St**  
**Pompano Park JV Northwest Corner LLC**

**Major Site Plan**

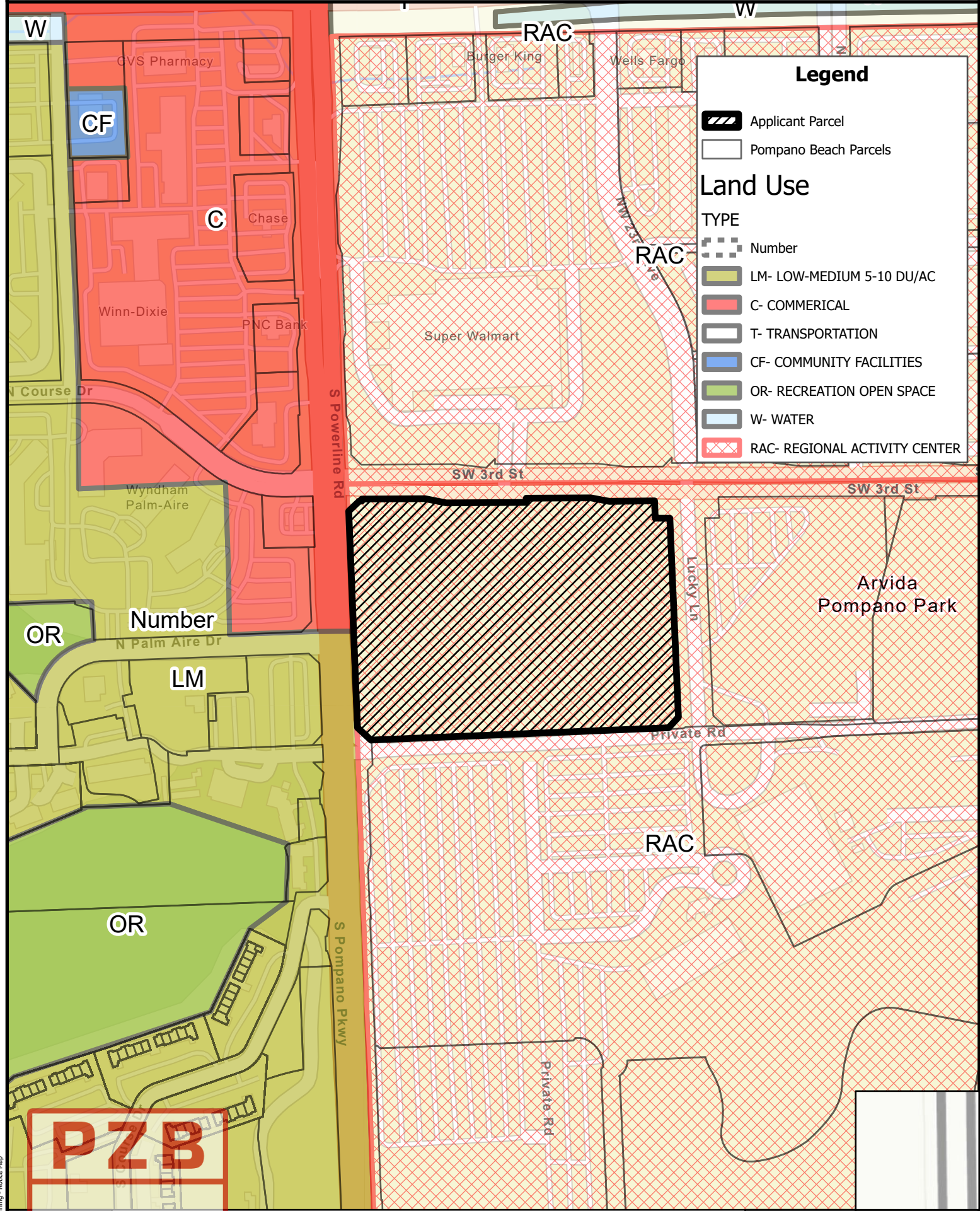
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Department of  
Development Services





# CITY OF POMPANO BEACH

## LAND USE MAP



**PZB**

Scale: **PZ25-12000023**  
1:5,000 **06/24/2026**

Date Exported:  
6/9/2026

**S Powerline Rd & SW 3rd St**  
**Pompano Park JV Northwest Corner LLC**

**Major Site Plan**

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Development Services



# CITY OF POMPANO BEACH

## ZONING MAP



### Legend

Applicant Parcel

Pompano Beach Parcels

### Zoning

#### RESIDENTIAL ZONING DISTRICTS

RM-45 - MULTIPLE-FAMILY RESIDENCE

#### COMMERCIAL ZONING DISTRICTS

B-2 - COMMUNITY BUSINESS

B-3 - GENERAL BUSINESS

PCD - PLANNED COMMERCIAL/INDUSTRIAL DISTRICT

B-3/PCI - GENERAL BUSINESS PLANNED INDUSTRIAL OVERLAY

#### INDUSTRIAL ZONING DISTRICTS

I-1/PCI - GENERAL INDUSTRIAL PLANNED INDUSTRIAL OVERLAY

#### SPECIAL ZONING DISTRICTS

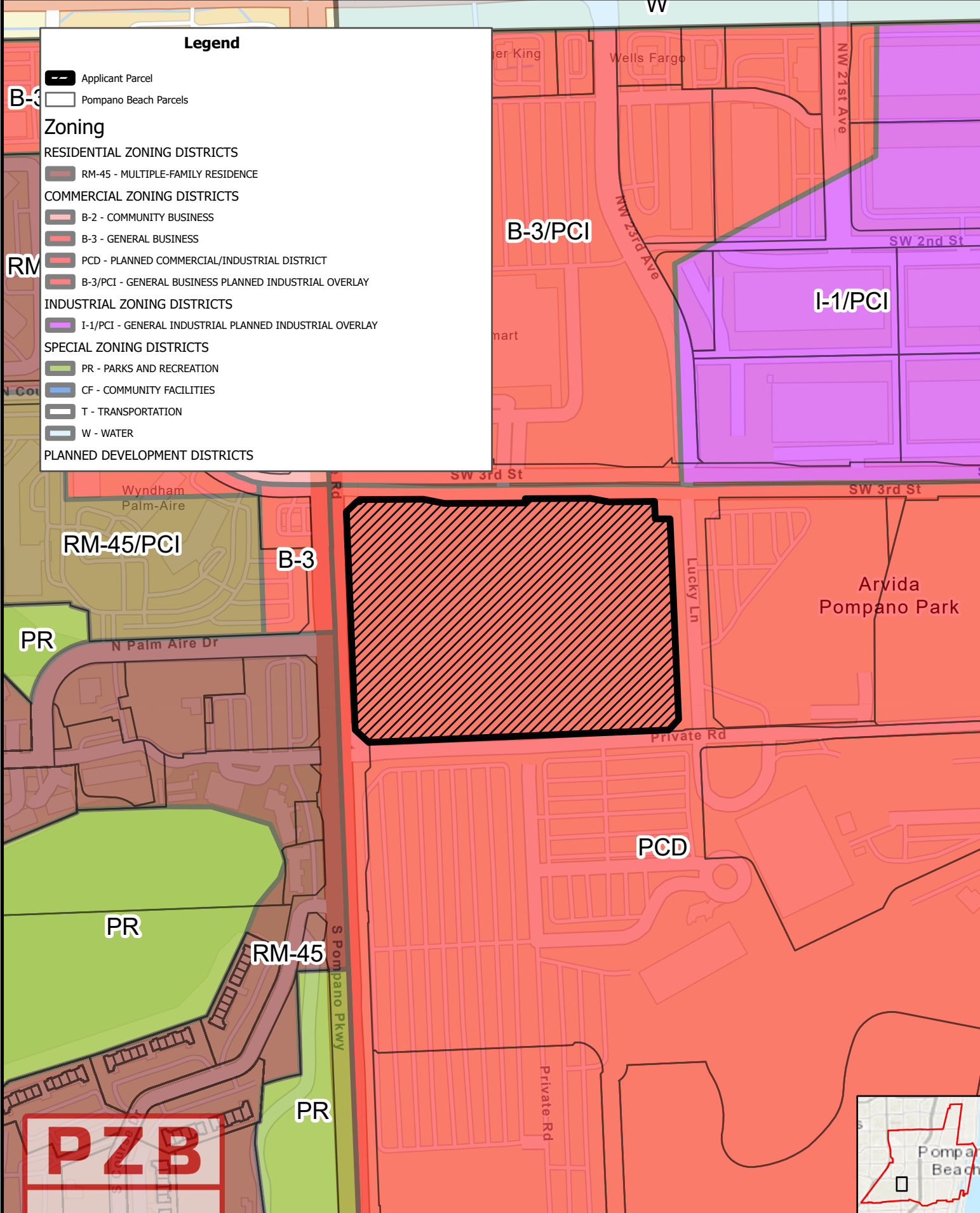
PR - PARKS AND RECREATION

CF - COMMUNITY FACILITIES

T - TRANSPORTATION

W - WATER

#### PLANNED DEVELOPMENT DISTRICTS



**PZB**

Scale: **PZ25-12000023**  
1:5,000 **06/24/2026**

Date Exported:  
6/9/2026

**S Powerline Rd & SW 3rd St**  
**Pompano Park JV Northwest Corner LLC**

**Major Site Plan**

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