

## Proposed Costco Warehouse (Relo) with new Gas Facility

Southeast corner of Powerline Road and Racetrack Road

Costco Wholesale is currently proposing a new warehouse with gas facility located at the southeast corner of Powerline Road and Race Track Road.

The proposed 163,108 square foot Costco Wholesale Warehouse with new gas facility is located on a 18.5 acre parcel within the master planned LIVE! Resorts Pompano Planned Commercial/Industrial District (PCD).

The proposed gas facility will consist of sixteen (16) dispensers totaling thirty-two (32) fueling positions. The proposed site plan has been designed in accordance with the approved PCD.

The Petitioner has demonstrated that the Project incorporates a comprehensive security program and Crime Prevention Through Environmental Design (CPTED) principles. The following list provides examples of how each principle is met.

**CPTED Principle #1 – Natural Surveillance - "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.**

The proposed site plan addresses CPTED Principle #1 by minimizing visual obstructions and increasing visibility throughout the site thereby reducing the likelihood of criminal activity. Natural surveillance will be achieved utilizing the following techniques:

- **Tree Spacing:** Existing perimeter and street facing trees are spaced at the maximum allowable distances permitted by code to minimize visual obstruction from streets and neighboring sites.
- **Lighting:** Proposed light poles meeting the current photometric code requirements are utilized throughout the parking, pedestrian, and entrance areas for maximum visibility at all times.
- **Unobstructed Perimeter:** There is no exterior fencing to obstruct views into the site and maintain maximum exposure to neighbors, etc.

**CPTED Principle #2 – Natural Access Control - Natural Access Control is more than a high block wall topped with barbed wire. Crime prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.**

The proposed site plan addresses CPTED Principle #2 by directing both vehicular and pedestrian traffic to specific ingress/egress points, utilizing the following techniques:

- **Limited Access Points:** The proposed improvements maintain the existing site's entrance and existing conditions to ensure clearly marked access points for optimal site safety and circulation.
- **Extensive Landscaping:** Landscaping is used extensively within landscape islands to clearly indicate the projects entrance, queuing, and exit areas. At pedestrian entrances, landscaping is planted at a human scale to maintain clear visibility and provide obvious access points. Taller,

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larger plantings are utilized strategically in service areas to indicate clearly that these areas are not access points.

- **Lighting:** Proposed light poles meeting the current photometric code requirements are utilized throughout the property for maximum visibility at all times.
- **Signage:** Proposed freestanding signs within the site clearly identify the entrance and path to main access points for both drivers and pedestrians

**CPTED Principle #3 – Territorial Reinforcement - Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.**

The proposed site plan addressed CPTED Principle #3 by clearly defining the site's property line, utilizing the following territorial reinforcement techniques:

- **Signage:** Existing freestanding signs within the site clearly identify the entrance and path to main access points for both drivers and pedestrians
- **Perimeter Landscaping:** The perimeter buffer of trees and extensive landscaping create a distinct boundary of the property. This will not only reinforce the location of the site's property line, but also serve as a visual barrier.

**CPTED Principle #4 – Maintenance - CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.**

The property owner prides itself on and is committed to future upkeep and maintenance of the property. Routine maintenance for landscaping, trash pick-up, lighting and other regular needs will continue to be provided.

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**CPTED Principle #5 – Activity Support – Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.**

The site being developed is currently vacant and has wild and overgrown vegetation. The proposed site plan addressed CPTED Principle #5 by providing a contemporary, high-end development with a much more considered architectural, landscape, and lighting design, providing the city with a safe and welcoming development.

It is our belief that this project conforms to CPTED Guidelines. If you have questions regarding the above, please feel free to contact me at (954) 202-7000.

Sincerely,

**THOMAS ENGINEERING, LLC**

Matthew J. Cigale, P.E.  
Senior Project Manager

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