

June 24, 2025

**City of Pompano Beach**  
**Department of Development Services**  
**Planning & Zoning Division**  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: Costco Pompano Beach Relo-at The Pomp**  
**SE corner Powerline Road and Track Road**  
**Pre-Application Request – Project Narrative**

To whom it may concern,

Project Description: Proposed 162,000 square foot (includes Open Canopy) Costco Warehouse with associated parking, utility and drainage improvements on a 18.5-acre vacant parcel located at the southeast corner of Powerline Road and Racetrack Road. The project is located within the master planned LIVE! Resorts Pompano Planned Commercial/Industrial District (PCD). Project also proposes a new 4 x 4 gas facility which provides sixteen (16) dispensers totaling thirty-two (32) fueling positions.

Project zoning designation: B-3/PCI-General Business Planned Commercial Overlay  
PCD District: Entertainment District  
Proposed Use: Retail Sales-Indoor Mall or Market Place and Gasoline Filling Station

The primary goal of the proposed development is to serve the community and other users within the PCD districts by offering a comprehensive membership/club program. The proposed Costco development consolidates various services within a single venue, creating a convenient and efficient hub for residents and businesses and also provides members with access to a wide array of services and essential supplies, ensuring convenience and affordability. Key benefits include:

Groceries: Access to a variety of fresh and packaged food items.  
Clothing: A selection of apparel for all ages and occasions.  
Health Products: Availability of wellness and personal care items.  
Pharmacy Services: Access to prescription medications and health consultations.  
Appliances: A range of household and kitchen appliances.  
Optical Services: Eye care and eyewear options.  
Auto Services: Maintenance and repair services for vehicles.  
Fuel Facility: Discounted fuel prices for members.  
Travel Programs: Exclusive travel deals and packages.  
Additional Member Programs: Various other services tailored to meet the needs of members.

Should you have any questions or require any additional information, please do not hesitate to contact me at (954) 202-7000 or [mcigale@thomaseg.com](mailto:mcigale@thomaseg.com).

Sincerely,

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