

Pompano Beach FL Costco

Superior Materials Justification

Costco is developing the +/- 18.5 acre parcel located at the southeast corner of Powerline Road and Racetrack Road ("Property") in the City of Pompano Beach ("City"). Costco is seeking to build a +/- 162,000 square foot Costco Warehouse with associated parking, utility, drainage improvements and landscaping ("Project"). In order to develop the Project, Costco is seeking a *superior/vernacular design alternative* pursuant to section 155.2408.E of the City's Code of Ordinances ("Code") for the following requirements:

1. Fenestration / Transparency Requirements

Code Section for Which Relief Is Requested

Pompano Beach Code of Ordinances § 155.5602 (C)(7) (a–d) – Fenestration / Transparency

Code Requirement Summary

The code requires that a minimum of 30 percent of the street-facing ground-level façade area be occupied by windows or doorways, which may be reduced to 20 percent for large-format retail establishments. In addition, all ground-level windows on street-facing façades must be transparent, and street-facing façades may not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar door types.

Selected Superior Design Option

Option #3: Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.

Justification for Superior Design Exception

The proposed Costco Wholesale building exceeds the intent of 155.5602 (C)(7) (a–d) through the application of exceptional-quality architectural materials, coordinated façade articulation, and integrated landscape enhancements that collectively elevate the public streetscape along Powerline Road and Racetrack Road.

Street-facing façades incorporate a layered system of embossed insulated metal panels, split-face CMU at the pedestrian level, decorative perforated aluminum panels, and high-quality

storefront glazing. These materials introduce depth, texture, shadow lines, and visual interest that break down the scale of the building and provide architectural richness clearly visible from public rights-of-way.

Decorative perforated aluminum panels function as intentional architectural elements, providing transparency, visual screening, and layered depth while avoiding the appearance of blank wall surfaces. At pedestrian zones, split-face CMU and clear anodized aluminum storefront systems reinforce human scale, durability, and architectural permanence.

These superior materials are further enhanced by coordinated landscape design, including layered hedges, understory trees, and canopy trees along street-facing frontages. The landscaping works in concert with the articulated façade to soften views, reinforce pedestrian scale, and enhance the overall visual experience, particularly in areas where operational requirements limit traditional glazing. While landscaping alone is not relied upon as the basis for superior design, its integration with the high-quality architectural materials strengthens the project's ability to exceed the intent of the transparency standards.

Accordingly, relief from 155.5602 (C)(7) (a–d) is respectfully requested under Option #3.

2. Prohibition of Overhead Doors Facing a Public Right-of-Way

Code Section for Which Relief Is Requested

Pompano Beach Code of Ordinances § 155.5602 (C)(7)(c) – Prohibition of Overhead / Service Doors on Street-Facing Ground-Level Façades

Code Requirement Summary

The code prohibits overhead doors, service bay entrances, sliding glass doors, removable panels, or similar door types on ground-level façades facing a public street or right-of-way.

Selected Superior Design Option

Option #3: Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.

Justification for Superior Design Exception

The project seeks relief from 155.5602 (C)(7)(c) for limited overhead door openings required for operational functionality. These doors are not treated as utilitarian service elements, but are fully

integrated into the architectural composition through exceptional-quality materials, recessing, architectural screening, and coordinated landscape placement.

Overhead doors are framed and screened with decorative perforated aluminum panels and surrounded by embossed insulated metal panels and split-face CMU, ensuring continuity with the overall façade material palette. Landscape elements—including hedges and layered planting—are strategically located to further soften views of these openings from the public right-of-way, reinforcing their subordinate role within the overall architectural composition.

The combination of superior materials, façade articulation, and landscape integration ensures that the overhead doors do not detract from the pedestrian or streetscape experience. Instead, they contribute to a cohesive architectural expression that exceeds the intent of the code, which is to prevent visually dominant service functions along street-facing façades.

Accordingly, relief from 155.5602 (C)(7)(c) is respectfully requested under Option #3.

3. Landscape Berms and Buffer Design

Code Section for Which Relief Is Requested

Pompano Beach Code of Ordinances (insert code section)– Landscape Berm / Buffer Requirements

Code Requirement Summary

Pompano Beach Code of Ordinances § 155.5203 (F)(3)

F – Perimeter Buffers;

3 – Required Buffer Types and Standards

Selected Superior Design Option

Option #6: The project proposes other creative, innovative, or artistic applications deemed outstanding by the Architectural Advisory Committee.

Justification for Superior Design Exception

The building elevations embedded with the landscape context show extensive canopy tree placement and layered landscaping that interact with the articulated façade. This further enhances the visual quality of the building and supports the code’s intent for integrated, softened edges around large structures. In addition, superior landscape design has been applied along Racetrack road in the form of a 4’ tall hedge (in lieu of a typical 24- 36” hedge).

10-12' understory trees at 2 times the normally required quantity, and 14-16' canopy trees and 14-16' street trees. Combined with the layering of hedges and trees in the parking lot between the building and the north perimeter buffer, we feel this provides an effective screen from Racetrack Road to the north building facade tire center door.

The proposed landscape berm is not provided merely to satisfy minimum buffer requirements, but as a creative and integrated design element that enhances the overall streetscape and architectural composition of the project.

Conclusion

Through the pronounced application of exceptional-quality architectural materials, enhanced façade articulation, and intentional integration of superior landscape design, the proposed Costco Wholesale building exceeds the intent of the City of Pompano Beach's fenestration and façade standards. Landscaping is employed as a complementary design element that reinforces pedestrian scale and visual quality, while the primary basis for superiority remains the use of durable, high-quality materials applied in a manner clearly visible from public rights-of-way.

The project satisfies the criteria for a Superior Design Alternative and approval of the requested relief is respectfully requested.