

Staff Report

File #: LN-776

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 7, 2026

COSTCO POMPANO BEACH (RELO)

Request: Building Design
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 Umaña (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is requesting Building Design approval for a proposed 163,084 square foot Costco Wholesale Retail facility located on a 21.1575-acre parcel within the northwest corner of the planned commercial project, LIVE! Pompano, bounded by Race Track Road and Powerline Road. This commercial parcel is located within the Arvida Pompano Park Plat and is an existing vacant parcel where a Development Order for a multi-tenant grocery store building and 10 additional multi-tenant and stand-alone retail buildings were proposed via PZ#21-12000045, which will be voided upon approval of this current Major Site Plan Request. The Costco facility is proposing to include a gasoline filling station with 32 fueling positions at 16 dispensers, alongside 811 parking spaces. As part of this submittal, a wet detention lake will be featured off-site on a parcel located to the south of this property with a proposed separate landscape plan.

The Building Design was recently considered by this Committee on February 3, 2026. The Committee requested a resubmittal with revisions that included a stronger architectural presence to the façade rather than reliance on landscaping alone, full screening of overhead doors, and to delivery façade elevations that meet the Vernacular or Superior Design Alternative criteria to produce a more iconic result.

The project must comply with the Commercial Design Standards of Section 155.5601, pursuant to the PCD. The project fronts Powerline Road and Race Track Road, with the main entrance fronting onto a plaza that features planters and seating integrated around structural columns. In addition, the façade features metal materials, primarily placed above a concrete masonry split-face CMU base, in varying colors and textures, including metallic silver Butler Rib panels, T10B horizontal metal panels, and embossed insulated metal panels with a sandstone finish. PLEASE NOTE: the Code prohibits aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding as a primary material on any façade visible from a street right-of-way, pursuant to Section 155.5602.C.6 of the Commercial Design Standards. The Section further states that nothing shall limit

the use of high-quality, decorative metal, such as brass, copper, or steel, as a building accent material, or in a manner subject to the discretion of the Development Services Director (DSD). The DSD is requesting review of the proposed use of metal panel siding as a primary material on the building by the Architectural Appearance Committee, and if found acceptable, the use of this material will be allowed on façades visible from the street right-of-way.

The applicant is requesting approval for Vernacular or Superior Design Alternative for modifications of the following Commercial Design Standards:

§155.5602.C.7. Fenestration / Transparency

“a. At least 30 percent of the street-facing façade area of the ground-level floor shall be occupied by windows or doorways. This may be reduced to 20 percent for large-format retail establishments.”

“b. All ground-level windows on street-facing façades shall be transparent.”

“c. Street-facing ground-level façades for uses involving repair, servicing, and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar doors.”

“d. Street-facing ground-level façades for commercial, institutional, and industrial uses shall not include roll-up doors.”

The front and street-side façades are required to have a minimum of 20 percent of the street-facing ground-level façade area occupied by windows or doorways, which is already reduced to 20 percent from 30 percent for large-format establishments. The applicant has chosen Option #3 of the Vernacular or Superior Design Alternative Criteria to address this requirement. Option #3 states: *Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.*

The applicant’s Superior Materials narrative states that “the revised building elevations introduce a significantly enhanced architectural composition that exceeds the intent of the transparency requirements through the deliberate application of high-quality materials, façade articulation, and integrated site design elements like trellises and canopy projections.” The justification continues to state that Street-facing elevations 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 reduce the perceived scale of the building and provide architectural richness clearly visible from Powerline Road and Racetrack Road.

These superior materials are further enhanced by coordinated landscape design that works in concert with the articulated façade to strengthen the project's ability to meet and exceed the transparency standards. Layered hedges, understory trees, and canopy trees along street-facing frontages soften views, reinforce pedestrian scale, and enhance the overall visual experience -- particularly in areas where operational requirements limit traditional glazing. While landscaping is not relied upon independently as the basis for superior design, its integration with the high-quality architectural materials collectively elevates the public streetscape along both road frontages.

Next, the street-facing façade along Race Track Road includes the tire sales area, which incorporates service bay overhead doors facing Race Track Road. The applicant’s Superior Materials revised narrative states that they are using Option #6 which states: *The project proposes other creative, innovative, or artistic applications deemed outstanding by the Architectural Advisory Committee.* The applicant’s revised narrative states that the warehouse's overhead doors are fully integrated into the architectural composition through consistent, high-quality materials -- including embossed architectural panels, ribbed architectural panels, and split-face CMU --

that minimize their visual prominence and prevent them from reading as dominant service features. A perforated metal and masonry screening wall along the northern perimeter exceeds the City's screening requirements, fully concealing the overhead doors from the public right-of-way and contributing to an improved pedestrian experience along Racetrack Road.

According to the revised Superior Materials narrative, the proposed landscape design functions as an integrated extension of the architectural composition, with enhanced planting strategies along key frontages -- including taller hedges, increased understory tree density, and canopy trees -- that exceed baseline requirements and work in concert with the building façade to reduce perceived scale and improve the streetscape. Within the site, landscape islands with trellises, pedestrian pathways, raised planters, and integrated seating at the main entrance collectively enhance the parking field experience and create a more welcoming arrival sequence, resulting in a cohesive site design that exceeds the intent of the Code for perimeter buffering and site integration.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

The subject property is located on the northwest corner of North Powerline Road and RaceTrack Road.

Subject Property: Planned Commercial Development (PCD) | Vacant Parcel

Surrounding Properties:

North: B-3/PCI	Walmart Shopping Center
South: PCD	Vacant land, Surface parking area, multi-family development sites
East: PCD	TopGolf Pompano Beach
West: B-3	Gas Station

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions.

- 1) Obtain approval from the Architectural Appearance Committee for the Vernacular or Superior Design Alternative requests detailed above in the Staff Report.
- 2) Motor Vehicle Sales and Services uses (tire sales/gas station) 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 location to be verified by the Urban Forestry team.
- 3) 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; required planters shall also be provided on the north and south sides.
- 4) All required site features, including but not limited to Type B buffers and fencing, shall be located outside of any roadway easements.

5) Site features (such as landscaping and irrigation) of the abutting detention area shall be permitted concurrent with any site work authorized under this Development Order.

6) The primary building entrance shall front onto a street, courtyard, or plaza and shall not front onto an off-street surface parking area. The proposed plaza shall be subject to approval by the Planning and Zoning Board.

7) Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:

- a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- b. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- c. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning.






CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:4,000

Date Exported:
1/8/2026

S POWERLINE RD & SW 3RD ST
POMPANO PARK JV NORTHWEST CORNER LLC

AAC

PZ25-12000023
04/07/2026

Created by:
Department of
Development Services

