

July 23rd, 2025

Pompano Beach Apartments – Portman Holding.

Job Address: 2400 E. Atlantic Blvd., Pompano Beach, Florida 33062.

SUPERIOR DESIGN ALTERNATIVE JUSTIFICATION

- 1. 155.3501.O.2.h.iii.a, b. and c. Fenestration/Transparency. a. A minimum of 30% of all ground floor street walls shall be fenestrated with windows.**
b. Mirror type glass shall be prohibited.
c. All glazing shall be of a type that permits view of human activities and spaces within the structure.

In lieu of providing transparent windows on street-facing facades for the West facade, the Applicant is proposing 7.4% to be spandrel glass for the West facade. While the design standard expressed a clear preference for transparent windows, the use of these areas for utility does not lend itself to creating an active use with transparent windows. Providing spandrel glass rather than transparent glass windows will avoid the public view of the trash, storage and equipment while still meeting the intent of the Code with large windows for active use design. This design is superior to the code requirement for the following reasons:

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

The materials used are exceptional in quality: All materials are pre-finished for lasting beauty and durability, eliminating the need for frequent painting; superior brands with excellent warranties are utilized. The project proposes floor to ceiling glass, glass railings and stone veneer in prominent locations. Textured finishes, metal roofs, banding, stucco cladding materials, a variety of accent colors and specialty screening are also provided throughout the project, as well as other components on the building.

If you have any questions, please do not hesitate to contact us. Thank you.

**MSA
ARCHITECTS**



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08/06/2025