



LLR Architects Inc.

September 8, 2025

Project Narrative:

PARCEL A

The proposed project consists of a four-unit, two-story townhouse development to be constructed on a portion of a ± 0.50 -acre parcel (21,881 square feet). The subject site is currently vacant and is located east of NW 31st Avenue, with NW 4th Street forming the southern boundary and NW 4th Terrace forming the northern boundary.

The property lies within the B-3 zoning district and is directly adjacent to B-2 zoning to the east. The proposed townhouse configuration is intended to provide an appropriate transitional use between the higher-intensity commercial uses permitted within B-3 and the less intensive uses permitted within B-2.

The project will utilize the site efficiently through a compact townhouse layout that complies with applicable zoning and land development regulations. Each unit will be designed to meet required dimensional standards, including setbacks, lot coverage, height limitations, and parking requirements, while providing adequate open space and landscaping consistent with municipal code.

This infill development will activate an underutilized parcel, promote compatible land use patterns, and contribute to the overall objectives of the comprehensive plan by supporting residential growth within the urban fabric and strengthening the interface between commercial and residential districts.

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