

## PROJECT NARRATIVE

5/2/2022

12<sup>th</sup> Street 5-unit Townhouses  
3232 NE 12 Street, Pompano Beach, Florida

This site is currently vacant and is zoned RM20. The site area is 0.275 AC.

Our proposal is to construct 5 new townhouses in one building, 3 stories high, with a total building area under roof of 12,333 square feet.

Each townhouse will have 3 bedrooms, 2 1/2 baths and a two car garage accessed from a driveway on the east side of the building. Total in garage parking is 10 cars + 4 cars directly accessible from 12th Street = 14 spaces.

The townhouse building will cantilever the second and third floors of the driveway to maximize interior space.

Pedestrian access is provided around the entire building in the form of a sidewalk and / or driveway.

**DRC**

PZ22-12000015  
6/15/2022