

City of Oakland Park

5399 N. Dixie Hwy, Suite #2

Oakland Park, FL 33334

Attn: Mr. Stephen Scott, Assistant Director ECD

Re: Request for variance

Dear Mr. Scott,

Tombee LLC is requesting a variance to the land development regulations requirement for a minimum of 6000 sq. ft. for a single-family building lot. Tombee LLC is the owner of parcel 4942 22 23 0100 located at 325 NW 32nd Street in Oakland Park, FL. According to the Broward County Property Appraiser, the lot contains 5,912 square feet.

The parcel was platted in 1965 and the existing right of way was granted to Broward County and the City of Oakland Park. Since that time, the parcels have been developed the single and duplex family residences except for this parcel, which was set aside as a recreational area for the subdivision.

However, since the time of development, the Home Owners Association has been disbanded, the lot was abandoned and fell into tax deed foreclosure. Tombee LLC purchased the lot for the purpose of building a single-family home thereby creating taxable property for the City of Oakland Park and Broward County. However, as previously stated, the parcel lacks sufficient area for development to occur. This hardship was not created by Tombee LLC.

The area in front of the lot and of the right-of-way consists of a paved cul-de-sac which provides street access to the parcel. Tombee LLC has asked the owner of the other properties in that neighborhood if there was any objection to this development and there was none. This development would be in concert with the surrounding properties and by eliminating a potential area for gathering place for illegal activities, it would be a significant improvement to the area as well as the City and County tax rolls.

Tombee LLC respectfully requests that the City of Oakland Park grant the variance and allow the development of the property.

Sincerely

Tombee LLC

Ashraf Beghani, Manager