

October 13, 2021

Mr. Alex Dambach,  
AICP Planning  
Supervisor  
City of Oakland Park  
5399 N. Dixie Hwy.  
Suite 3 Oakland Park,  
FL 33334

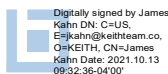
RE: Project narrative Henza Site Plan

Dear Mr. Dambach,

The project is located on the east side of NW 19<sup>th</sup> Avenue at the end of the dead-end street. The site is at the city limits with Fort Lauderdale. The site is .8649 acres (37,676 SF) and is within the Gedeon Plat recorded in Plat book 21, Page 24. The Henza project proposes a subdivision of 4 single family units. The project has one access point serving the 4 lots. The lots will be accessed by a private drive connecting to NW 19<sup>th</sup> Avenue. The zoning of the site is R-1 and the land use is Low 5 Residential. The existing zoning and land use are compatible and no further actions are required. The site is currently vacant and there are no environmental considerations. The folio number is 4942-28-01-0220. Attached is proposed Henza site development plans and supporting documentation.

Sincerely,

James



James Kahn, AICP

Attachments:  
Site development Plans/ application