

EXHIBIT 4

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August 15, 2011  
"Revised"

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Christy Dominguez, Director of Planning and Zoning  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009

RE: **MB Gulfstream application for Nightclub use and extension of Hours**

1. *That the use is compatible with the existing natural environment and other properties within the neighborhood.*

The proposed venue for a nightclub use is compatible with the existing natural environment. The proposed use is compatible with the other commercial uses within the Gulfstream Park complex.

2. *That the use will create no substantial detrimental effects on the property values in the neighborhood.*

The proposed use for a nightclub will not create any detrimental effects on the property values in the neighborhoods. There are other businesses within the same location that share the proposed use.

3. *That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and area which will serve the use.*

The traffic both vehicular and pedestrian should not be affected by the added use. The proposed business will comply with the City of Hallandale Beach zoning and code regulations to maintain both the traffic and pedestrian flow.

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4. *That there are adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other nuisances.*

The proposed business will comply with all of the City of Hallandale Beach code and building regulations.

5. *That the land area is sufficient, appropriate and adequate for the use and any reasonably anticipated extension thereof.*

The proposed business is within a unit in the already built Gulfstream Park complex. The business will occupy unit 2947.