

architecture - interiors - planning

November 4, 2009

City of Hallandale Beach  
Planning & Zoning Department  
400 South Federal Highway  
Hallandale Beach, FL 33009

Reference: Minor Development Criteria Statement  
PC USA Shopping Center  
Addition and Façade Renovation  
700-710 Hallandale Beach Boulevard  
Hallandale Beach, Florida 33009

To Whom It May Concern:

The proposed Project consists of an addition to an existing Strip Shopping Center and total Façade Renovation.

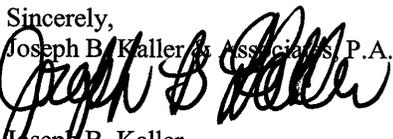
The Building is currently 5,350 Sq. Ft. and is One Story in height. The addition is 3,958 Sq. Ft., a part of which is Two Story in height. The existing Site has two vehicular access drives from South Dixie Highway. In doing the addition the parking lot will be extended, one of the drives removed and a new access drive will be added on SW 7<sup>th</sup> Street. The existing Parking Lot will be re-stripped in accordance with the requirements of the City of Hallandale Beach Land Development Code.

The style of architecture is modern with details of aluminum railings, varying height parapets, canvas awnings, metal canopies and tile accents throughout. These elements will greatly enhance the existing structure and add to the Dixie Highway corridor.

The new landscape consists of native trees, palms, hedges and flowering scrubs. Together with the Building, the Landscaping will provide a lush environment.

Overall the Project will be a positive addition to the City of Hallandale Beach, while minimally impacting the current traffic and other existing infrastructure.

Should you have any questions, please feel free to contact this office.

Sincerely,  
Joseph B. Kaller + Associates, P.A.  
  
Joseph B. Kaller  
President