



February 24, 2012

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

**Re: Major Development Review - #72-10-DB  
1401 – 1955 E. Hallandale Beach, Blvd., Hallandale Beach, FL 33009**

Dear Christy:

Enclosed are seven (5) full size copies of the updated site plans for the proposed 3,950 SF free standing building at the West end of our Diplomat Shopping Center on Hallandale Beach Blvd. I have also included five (5) 11"x17" copies and a CD with the pdf files. As you will see we have addressed the City's comments from the November 3, 2011 DRC meeting. At this time, we are confident that we have addressed all of Staff's comments related to the project.

As we have stated all along, we do not know the end user for the new 3,950 SF building, but we can assure the City that this building will be built and maintained in the same first class manner as the rest of our shopping centers within the City. The current plan shows a drive-thru on the East side of the building for a potential bank user, but in the event the user is a not a bank, the drive-thru will not be built. Also, the landscaping plans and any other details related to the finished look of the building will be submitted with the plans that are submitted to the City for the purposes of building permits.

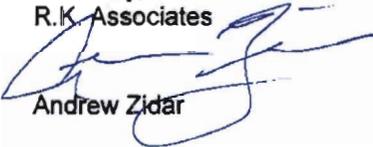
In addition to the free standing building, we have already applied for a permit for the 538 SF expansion on the end cap of the shopping center, but have currently put the plans on hold until we have a better idea of what type of tenant will be taking the space.

In addition to the above additions to the center we are requesting for the following three modifications of Code Regulations as provided by the PPD Zoning.

1. The proposed outparcel building front set back will be 294 feet from the road, instead of the maximum allowed setback of 15 feet. The reason for this is the lease agreements with Burlington Coat Factory, Winn-Dixie, Ross, and HomeTown Buffet have clauses stating that we are not allowed to put any building or obstruction along Hallandale Beach Blvd that would negatively affect their visibility.
2. Approval for the building to be 1-story rather than a 2-story building that is currently required under the CCB District.
3. We are proposing 1,239 parking spaces instead of the required 1,330 spaces, representing a reduction of 91 spaces (6.8%).

Please contact us at (305) 949-4110 with any questions.

Sincerely,  
R.K. Associates

  
Andrew Zidar

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