



**LETTER OF INTENT
McDONALD'S L/C # 009-1953
163RD & DIXIE HIGHWAY
NORTH MIAMI BEACH, FLORIDA
February 17, 2022**

The subject site is 0.783 acres (34,112 square feet) and is located at 2201 NE 163rd Street in the City of North Miami Beach. The property has a Fulford Mixed Use Town Center (MU/TC) zoning designation, with a Mixed-Use South Waterfront (MU/SWF) land use designation. The subject site is within the C.G. Philipps Subdivision according to the plat thereof as recorded in Plat book 1 at page 20.

Due to the age of the current facility and the change in market conditions, this requested Site Plan Amendment involves the enhancement of the current building elevations, resealing and restriping the parking lot to comply with the code required parking stall sizes, provide ADA access aisle striping and an FDOT crosswalk. McDonald's has proposed two drive thru pull forward spaces along the eastern portion of the parking lot and are proposing to provide bollards in the parking area adjacent to the building. The restaurant will undergo renovations to the exterior, as well as the interior, during this redevelopment project. The site improvements once completed will provide a total of 65 parking spaces and will continue to operate as a single drive-thru lane facility.

The overall site will be greatly improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

- Site improvements will consist of ADA compliant parking, ramps, and access to the building and public sidewalks.
- The new Spanish tile roof with white trim and soffit color will match the existing gas station roof.
- The existing trees on the site will be maintained and enhanced with additional trees, shrubs and ground cover to fill in the voided areas.
- The new building design will reflect McDonald's more modern contemporary look with the use of colors like Chelsea Gray (HC-1680 and Iron Mountain (2134- 30) and a new Spanish Tile roof.
- The lot circulation is clear, accessible and safe with pedestrian pathways clearly marked and new pavement direction arrows.

McDonald's believes that the improvements will improve the customer experience and continue its long tradition as a good neighbor.

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