

October 12, 2017

Ms. Christy Dominguez Principal Planner
Planning & Zoning Division Development Services Department
400 South Federal Highway
Hallandale Beach, Florida 33009

**RE: McDONALD'S AT HALLANDALE - PLAT
PLAT NOTE AMENDMENT REQUEST
Plat Book 159, Page 32.**

Corporate Property Services Project Number: 1711- 11 (Rev. #1)

Dear Christy:

The McDonald's at Hallandale - Plat was approved by the City Commission August 15, 1995 and was recorded into the Broward County records on November 1, 1995. The **Current Plat Restriction Note**: This plat is restricted to 2, 845 square feet of commercial use. The current gross floor area of the restaurant is 2,818. The proposed building addition to the front of the restaurant is 324 square feet, for a total of gross floor area 3,516 square feet. We are requesting the current plat restriction note to be amended. The proposed square footage added to the restaurant requires a plat restriction amendment. Broward County total square footage figure for the restaurant includes the outside cooler, canopy over the menu boards and roof overhang at the pick-up windows for a total of 3,636 square feet. McDonald's will be submitting a building permit application for a small addition and exterior design changes to the overall building as soon as the plat note amendment is approved. The building addition will also include adding a double drive-thru lane for more efficient service to customers. We are requesting the plat restriction note to be increased to a **4,016** square feet of commercial use. The revised plat restriction note will insure that any additions to the parcel will have adequate building area available.

Contact me if you need anything else. My phone number (954) 426-5144 or email ed@corporatepropertyservices.net

Sincerely,



Edward P. Ploski AICP
Project Coordinator



