



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo**

12-2292

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Lee Feldman, City Manager

DATE: November 6, 2012

TITLE: Resolution Supporting an Application by Bokamper's Bar and Grill for the Brownfield Redevelopment Bonus Refund Program

Recommendation

It is recommended that the City Commission adopt a resolution recommending approval of Bokamper's Bar and Grill as a "Eligible business" under the Brownfield Redevelopment Bonus Refund program and specifying that no local financial support is necessary, subject to the property being designated a Brownfield Area.

Background

A formal request to recommend approval of an application for the Brownfield Redevelopment Bonus Refund Program has been submitted by Michael Goldstein on behalf of P.D.K.N Holdings LLC. The bonus refund program request is connected to the application for a site- specific brownfield designation for the Bokamper's Bar and Grill project also submitted by P.D.K.N Holdings LLC with a public hearing and proposed resolution in support of the brownfield designation on November 6, 2012 as commission agenda item #12-2291.

The Brownfield Redevelopment Bonus Program is a State of Florida sponsored incentive program that awards a financial benefit to eligible businesses that have a significant financial investment and create jobs within or at a designated Brownfield site. According to information submitted by the applicant, Bokamper's Bar and Grill in Fort Lauderdale will be a new 18,000 square foot waterfront restaurant at 3115 NE 32nd Avenue. The restaurant is expected to create approximately 150 full-time equivalent positions with an average wage of \$13,700.

The Brownfield Redevelopment Bonus Program is further outlined in Chapter 288.107, Florida Statutes. The bonus refund is available to "eligible business" which can be either 1. "a qualified target business as defined in s. 288.106(2), Florida Statutes," or 2. "a business that can demonstrate a fixed capital investment of at least \$2 million in mixed-use business activities, including multiunit housing, commercial, retail, and industrial in Brownfield areas, or at least \$500,000 in Brownfield areas that do not require site cleanup, and that provides benefits to its employees." Bokamper's Bar and Grill qualifies under

part 2 of this section of the Statute. In addition, according to the applicant's representative this interpretation of the Statute is consistent with a number of other Florida "eligible businesses" as defined under part of the section above that have qualified for a Brownfield Redevelopment Bonus Refund such as Publix, Wal-Mart, Olive Garden, and Longhorn Steakhouse.

Typically, when a local government is asked to adopt a resolution in support of an applicant's Brownfield Redevelopment Bonus Refund incentive there is typically a local government financial commitment equal to twenty percent (20%) of the total amount of the refund. In this instance, the applicant – P.D.K.N Holding LLC is requesting support of their application for incentives without the local government contribution.

It is the opinion of staff that upon review of the applicant's request that a resolution recommending approval for the Brownfield Redevelopment Bonus Program be approved subject to the property being designated as a brownfield area.

Resource Impact

There is no fiscal impact associated with this action.

Attachment:

Exhibit 1 – Resolution

Exhibit 2 – Developer's Request

Prepared By: Alfred G. Battle, Jr., Economic & Community Reinvestment Manager

Department Director: Greg Brewton, Sustainable Development