

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Transactions, Due Diligence, Development, Brownfields, Cleanups & Compliance

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October 31, 2012

Via Email & U.S. Mail

Mr. Greg Brewton, AICP, Director
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Fort Lauderdale, FL 33311

**Re: Request to Adopt Resolution of Support an Application to the Florida Brownfields
Redevelopment Bonus Program of Proposed Bokamper's Sports Bar and Grill, Fort
Lauderdale, Florida**

Dear Mr. Brewton:

On behalf of P.D.K.N. Holdings, LLC ("P.D.K.N."), the developer of Bokamper's Sports Bar & Grill (the "Project"), we are pleased to submit this request to the City of Fort Lauderdale (the "City") to adopt a resolution in support of an application for the Florida Brownfield Redevelopment Bonus Program for certain properties under contract to P.D.K.N. (the "Main Parcel") and one property owned by the City that may be conveyed to P.D.K.N. (the "Companion Parcel") as a Brownfield Area pursuant to §376.80(2)(b) and §376.80(2)(a), Florida Statutes, respectively. P.D.K.N. will utilize the Main Parcel to construct its restaurant facility and the Companion Parcel for surface parking.¹ Both parcels are critical to the success of the property.

When fully constructed, P.D.K.N. will have transformed vacant, underutilized waterfront land into a vibrant, economically powerful 18,000 square foot dining and entertainment venue employing up to 175 permanent full and part time staff. The Project, with an estimated capital cost of \$9million, will pay hundreds of thousands of dollars in impact fees, generate approximately \$90,000 in annual real estate taxes, and likely spark additional capital investment in the neighborhood by other developers and businesses.

¹ The Main Parcel consists of five parcels located at 3115 N.E. 32nd Avenue and 3201 NE 32nd Avenue, and the Companion Parcel of one parcel, currently owned by the City of Fort Lauderdale, at 3200 N.W. 32nd Street.

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Based on all the foregoing, we respectfully ask that the Department of Sustainable Development favorably consider this request to apply for the Redevelopment Bonus Program and that the Fort Lauderdale City Commission adopt a resolution to formally in support of our forthcoming application. As you evaluate our request please feel free to contact us should you have questions or require additional information. Thank you in advance for your time and your consideration.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

Michael R. Goldstein
/mrg

cc: P.D.K.N.Holdings, LLC