



City of Fort Lauderdale
 Procurement Services
 100 N Andrews Ave.
 Fort Lauderdale, FL 33301

RE: RFP 600 Seabreeze Boulevard Fort Lauderdale, FL: Oasis Café Property

Dear Sir or Madam:

Please find enclosed our client's proposal and deposit in the amount of \$23,400.00 representing 10% of the proposed first years rent and commission, submitted by PDKN Holdings LLC for the above referenced property.

As always, if you have any questions, please don't hesitate to contact us.

Best regards,

Jason S. Crush

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0066049	11-24	CASHIER'S CHECK	6604901170
Office AU #:	1210(8)		
Remitter:	NOEL CULLEN		July 07, 2015
Operator I.D.:	u392181		
	11008266		
PAY TO THE ORDER OF ***CITY OF FORT LAUDERDALE***			
Twenty-three thousand four hundred dollars and no cents			**\$23,400.00**
Payee Address:			
MEMO:			
WELLS FARGO BANK, N.A. 1191 S UNIVERSITY DR PLANTATION, FL 33324 FOR INQUIRIES CALL (480) 394-3122			
			VOID IF OVER US \$ 23,400.00
			AUTHORIZED SIGNATURE

Security Features Included. Details on Back.

⑈6604901170⑈ ⑆121000248⑆486⑆ 513265⑈



City of Fort Lauderdale
Procurement Services
100 N Andrews Ave.
Fort Lauderdale, FL 33301

RE: RFP 600 Seabreeze Boulevard Fort Lauderdale, FL: Oasis Café Property

Dear Sir or Madam:

Please find enclosed our client's proposal and deposit in the amount of \$23,400.00 representing 10% of the proposed first years rent and commission, submitted by PDKN Holdings LLC for the above referenced property.

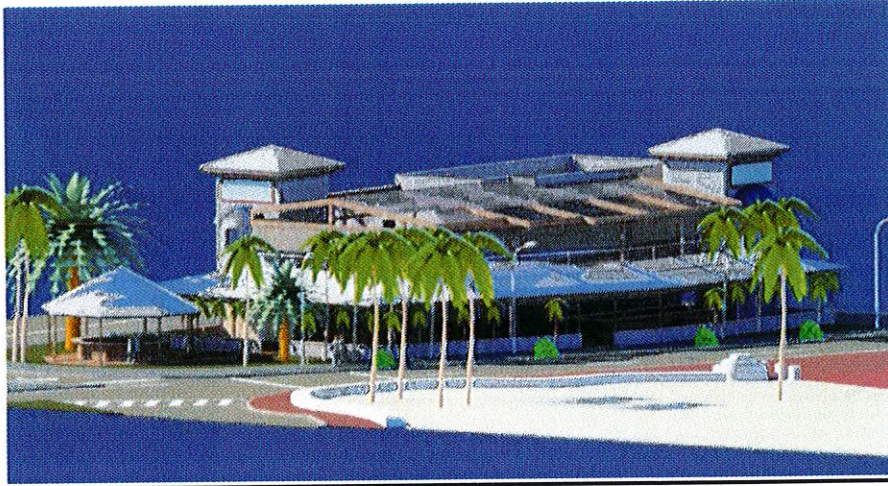
As always, if you have any questions, please don't hesitate to contact us.

Best regards,

A handwritten signature in blue ink, appearing to read "J. Crush", is written over a light blue horizontal line.

Jason S. Crush

PDKN HOLDINGS, LLC



July 7, 2015

RFP RESPONSE FOR LEASE OF 600 SEABREEZE BLVD REQUESTED
BY THE CITY OF FORT LAUDERDALE BY RESOLUTION 15-28 et al.

OUR VISION:

The 600 Seabreeze property was once the location of the Fort Lauderdale Beach Visitor's Center due to its being the southern "Entryway to the Beach." The property has served as a restaurant space for many years. It is now time to renovate and revitalize this landmark location of Fort Lauderdale Beach. A new use should be one that welcomes visitors to the beach as they drive north on A1A; it should be a vibrant pedestrian interactive use; and it should tell the world what to expect of the Fort Lauderdale Beach area. PDKN Holdings, LLC proposes to provide just such a use.

The Property has stunning views from all angles which will provide an amazing dining experience for residents and visitors alike. The high visibility from passing pedestrians and vehicles makes the location a convenient spot for beach goers to stop in for lunch going to or from the beach. PDKN Holdings, LLC desires to expand its existing portfolio of successful restaurants with different concepts in the Fort Lauderdale area. PDKN Holdings, LLC has a proven and successful management and marketing team which will make this location a great success. We believe that the 600 Seabreeze Blvd property can be made into the "entryway to the Beach" that the City and its residents desire.

PDKN Holdings, LLC proposes to renovate and revitalize the location for a new concept restaurant called "Bo's Beach House." Bo's Beach House is proposed as a beachfront seafood restaurant providing casual tropical dining.

Bo's Beach House will offer both inside and outside dining with retractable awnings on both the upper and lower floor with an eye toward Florida breezy openness and space, while still having protection from the elements if needed.

Bo's Beach House will offer casual dining with a local seafood emphasis as well as local farm to table produce; meats; and local brewery craft beers (See attached proposed menu).

Bo's Beach House will employ 80-100 employees to serve this restaurant.

THE BO'S BEACH HOUSE TEAM:

PDKN Holdings, LLC is a corporate partnership of four dedicated, experienced and successful individuals.

P: Patrick Kavanagh

Patrick Kavanagh is co-owner, president, and originator of the company's successful restaurant concept. With 29 years of experience and a passion for the restaurant and bar business, PJ Kavanagh has opened and currently owns/operates three very successful establishments: one located in Manhattan and two located in Long Beach, NY.

D: Damon DeSantis

Damon DeSantis served as the President and CEO of Publicly held: Rexall Sundown Inc. until 2001.

In 2008, Mr. DeSantis joined the partners to cofound PDKN Holdings.

Mr. DeSantis also owns and is a board member of Tupelo Honey Cafe a 10 store and growing Southern restaurant group expanding currently throughout the Southeastern United States.

K: Kim Bokamper

Kim Bokamper is a former NFL Linebacker and Defensive End who played his entire nine-year career with the Miami Dolphins from 1977 to 1985. He was a member of the Dolphin's Killer B's defense of the early 1980s and was a one time Pro Bowler in 1979. Mr. Bokamper as part of PDKN Holdings has opened five sports bar and restaurants in Florida called "Bokamper's Sports Bar & Grill" since 2008.

N: Noel Cullen

Noel Cullen is the co-owner and managing partner of Bokampers Sports Bar & Grill. His career in hospitality includes 25 years of experience in restaurant development and operations and extensive knowledge in food and beverage.

He gained his most recent experience while working for the prestigious Smith & Wolenksy Restaurant Group opening their premier steak houses in Chicago, Columbus, New Orleans, Miami, Philadelphia, and lastly Las Vegas.

In 2008, he moved from Las Vegas, Nevada to South Florida pursuing his next venture in the hospitality industry as a restaurateur. His strong business skills, leadership and passion for food and customer service has led the company to successfully open five locations in just seven years.

Together, PDKN has opened and successfully runs five of the most recognizable sports bar and restaurants in Florida. Three of the locations are located in Broward County, one of the largest in Fort Lauderdale.

THE PROPOSAL:

PREMISES: The land and improvements defined by the Broward County Property Appraiser as folio # 5042 12 27 0013, more commonly known as 600 Seabreeze Boulevard, Fort Lauderdale, FL 33316.

USE: PDKN Holdings, LLC proposes to renovate the existing two story restaurant structure to provide a restaurant use, as more particularly described herein.

PRIMARY TERM: Initial lease term of twenty (20) years.

COMMENCEMENT DATE: Upon execution and delivery of a mutually agreed upon Lease and approval by the City of Fort Lauderdale City Commission, PDKN Holdings, LLC proposes to take possession of the Property immediately and to commence permitting and construction immediately thereafter. Business operations shall commence upon the completion of the estimated six (6) month construction timeline (as more particularly described herein) and the granting of a Business Tax Receipt by the City of Fort Lauderdale.

RENTAL RATE: PDKN Holdings, LLC proposes a rent to be paid to the City of two hundred and twenty-five thousand dollars (\$225,000) per annum for the term of the ground lease, with a three percent (3%) annual escalation, plus brokerage commission as set forth below. Rent payments to commence 180 days after execution of the Lease.

OPERATING EXPENSES AND REAL ESTATE TAXES: PDKN Holdings, LLC shall be responsible for all operating expenses, real estate taxes and insurance associated with the Premises. PDKN Holdings, LLC shall be solely responsible for any required maintenance to the Building or Premises, including landscaping and all Building Systems.

OPTION TO RENEW: PDKN Holdings, LLC proposes four (4) – five (5) year renewal options. PDKN Holdings, LLC will accept a lesser number of renewal options as determined by the City.

RIGHT OF RECAPTURE: In the event PDKN Holdings, LLC desires to sublease or assign the Premises, Landlord shall have the right, but not the obligation, to recapture the Premises and terminate PDKN Holdings, LLC's Lease.

PREMISES ALTERATIONS:

PDKN Holdings, LLC proposes to renovate the existing two (2) story restaurant structure as more fully described herein in accordance with Section 47-3 of the City's Unified Land Development Regulations. PDKN Holdings, LLC projects that up to \$1,500,000.00 will be spent on the renovation and enhancements proposed.

HOLDING OVER:

In the event PDKN Holdings, LLC retains possession of the Premises following the expiration or early termination of the Lease without Landlord consent, Tenant's Base Rent shall increase to one hundred and fifty percent (150%) of the Base Rent then in effect immediately preceding such early termination or expiration.

BROKERAGE DISCLOSURE:

It is understood and agreed that CBRE, Inc. ("Broker") exclusively represents Landlord and no other broker has been involved in the contemplated ground lease. PDKN Holdings LLC acknowledges it will be required to pay a brokerage commission of 4.0% of the gross rentals paid over the initial term of the lease, such brokerage commission to be in addition to Base Rent and shall be amortized over the term, on a straight-line basis without interest, and made with each monthly installment of rent.

RENOVATION AND ENHANCEMENT PLAN:

In order for the Property to be both usable and successful, an extensive construction and renovation plan is proposed: The key elements of the construction are as follows:

- a) Renovation of the ground floor restaurant and bar;
- b) Renovation of the upstairs dining area to provide an open scenic dining area;
- c) Renovating and landscaping the grade level outside dining areas;
- d) Bringing the site into compliance with flood regulations;
- e) Bringing the site into compliance with ADA regulations;
- f) Bringing the site into compliance with State "turtle lighting" regulations (see attached letter); and
- g) Installing upper and lower level retractable awnings.

Estimate for remodel and equipment replacement:

CONSTRUCTION COSTS	
Interior Demolition	
Site, Piles, Landscaping, Courtyards & Trellis	
Shell Structure Renovation & Addition	
Dining Room/Kitchen/Kitchen Equipment/Bar	
Permits, Fees, Builder Risk Insurance, Testing	
Signage & Canopies	
TOTAL CONSTRUCTION CONTRIBUTION	\$1,500,000.00

CONSTRUCTION TIMELINE:

-Permit applications submitted to the City within 90 days of receipt of executed lease agreement.

-Estimated permit review time by City: 90 days.

-Estimated construction time: 180 days following issuance of building permit by City.

FINANCIAL PROPOSAL AND COMMITMENT:

PDKN Holdings, LLC commits to renovate and enhance the Property and its commitment to do so is set forth in the scope of work and financial sections of this response. PDKN Holdings, LLC's proposal is to expend up to **\$1,500,000.00** to bring the Property to a sustainable state.

This RFP response submitted by PDKN Holdings, LLC on this 7th day of July 2015 by Managing Member: Noel Cullen.



Noel Cullen, Managing Member

RAW Bar

PASTERS ON A HALF SHELL
 blue point

BAY PEEL & EAT SHRIMP
 florida gulf shrimp
 (hot or cold)

CHEFS CEVICHE
 ally caught fish of the day

PETIZERS

CONCH FRITTERS
 ed with cajun tartar sauce

COCONUT SHRIMP
 served with sweet thai
 chili for dipping

SEAN JERK CHICKEN WINGS
 ved with mango lime aioli

BBQ PORK SLIDERS
 ey bbq sauce, braised red
 age, served on potato rolls

SEARED AHI TUNA
 d with cucumber salad and
 ite, ponzu for dipping

STREET TACOS
 a blackened grouper
 on a grilled gulf shrimp

SMOKED FISH DIP
 bed with sliced jalapenos,
 served with tortilla chips

BEACH FAVORITES

**CARIBBEAN
 BBQ BABY BACK RIBS**
 glazed with mango bbq sauce
 served with fries and blue
 cheese cole slaw

12 OZ CENTER CUT RIBEYE
 florida raised, served with baked
 potato and fresh florida
 seasonal vegetables

JERK CHICKEN KABOBS
 skewed with peppers, onions, and
 tomatoes, served with coconut rice and
 fresh florida seasonal vegetables

Fresh Favorites

TODAYS CATCH
 prepared to your liking, blacker
 or simply grilled, served with co
 and fresh florida seasonal veg

WOOD FIRED LEMON CAPER C
 topped with mango papaya salsa
 coconut rice and fresh florida season

WHOLE FRIED MUTTON SN
 served with coconut rice
 fresh florida seasonal veget

KEY WEST SHRIMP PASTA PRI
 blackened key west shrimp in a cr
 tossed with fresh florida seasonal

WOOD FIRED Flatbread

MARGHERITA
 fresh mozzarella,
 tomato and basil

JAMAICAN JERK
 jerk chicken, pineapple,
 mango bbq sauce, and
 sharp cheddar cheese

BBQ SHRIMP
 grilled shrimp, carameli,
 honey bbq sauce, chedd
 drizzled with ranch d

SANDWICHES

SHRIMP POBOY
 crispy local gulf shrimp, slice tomato and
 lettuce, drizzled with remoulade

ULTIMATE CHEESE BURGER
 local jackman farm american kobe beef
 and nebraskan 1855 angus blend, melted
 sharp cheddar on fresh bun with t.o.

BBQ PORK SANDWICH
 bbq pork, honey bbq, braised red
 cabbage, and crispy onion strings

MIDNIGHT CHICKEN S,
 mojo grilled chicken br
 swiss cheese, cuban ai
 on medianoche b

BLACKENED MAHI MAHI
 served on potato roll
 and cilantro lime

SOUPS & Chowders

CONCH CHOWDER
 sweet caribbean conch in
 spicy tomato broth, fresh
 vegetables and herbs

ROASTED CORN & SHRIMP
 tender shrimp, sweet roasted
 corn and diced potatoes

LOBSTER BISQUE
 sweet lobster meat and
 a unique combination of
 spices and vegetables

KALE AND CHICKEN
 tasty chicken, kale
 and grains

SALADS

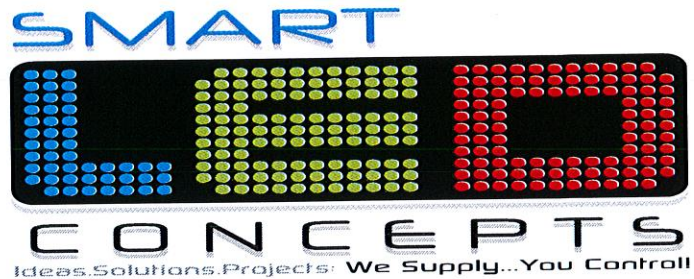
SANTA FE GRILLED CHICKEN
 black beans, roasted corn, tortilla
 strips, salad mix, cheddar cheese,
 and cilantro lime vinaigrette

SEARED AHI TUNA
 mixed greens, sliced almonds, mandarin
 oranges, rice noodles, scallions, pickled
 ginger, and wasabi vinaigrette

CALIFORNIA CC
 tomatoes, cucumber,
 red onion, bacon, crun
 cheese, potato stick
 with grilled chic

CAESAR
 chopped romaine, fres
 aged parmesan cheese
 in creamy caesar d

GARDEN SAL
 mixed greens, grape
 cucumber, pickled r
 crouton, shreddec



To Whom It May Concern:

The owners of Bokampers Sport Bar and Grill have approached us at Smart LED Concepts to act as lighting designers & consultants on their proposed new venture at Oasis Café on A1A in Fort Lauderdale.

They have stressed to me not only the importance of complying with all City and State coding but furthermore wish to use lighting that is “turtle friendly”

The people at Bokampers Sport Bar and Grill care deeply about the marine wildlife here in South Florida and have asked for our help in doing everything possible to create a complete lighting design.

The key issues they want covered in this lighting plan are:

- Protect natural marine & wildlife through the use of turtle friendly lighting
- Promote a safe and secure environment for their patrons
- Retain Community’s Character and Reduce Sky Glow through the use of specific narrow lenses & LED technology to concentrate & contain light on the building and surrounding walkways
- Use energy efficient & environmental friendly LED light sources wherever possible.

I have previously development an LED retrofit lamp for Trump Condos in Hollywood Florida that was accepted by the FWC to be “turtle friendly” and help them update their lighting to comply with FWC regulations. I have been in close contact with Tonya Long (Imperiled Species Management) in the FWC, Tequesta, FL and will again ask her advice for this project.

I have also met with Dick Eaton, Code Compliance Supervisor for the City of Fort Lauderdale and worked with him on a previous venue to having it passed "turtle friendly" ordinance.

To conclude I commend the Bokampers team for their proactive approach to this lighting plan and how they are sparing no expensive in assuring a better and safer future for all.

Yours truly,

Sean Gleeson

Managing Partner
Smart LED Concepts
541 N.E 32nd St
Oakland Park
FL33334
Office: 954-278-1817