

November 15, 2017

Lee Feldman, City Manager
City of Fort Lauderdale
100 N. Andrews Ave.
Fort Lauderdale, FL 33301

RE: Property Located at 600 Seabreeze Blvd., Florida (the “Property”)

Dear Mr. Feldman:

This firm represents P.D.K.N. Holdings, LLC, the City of Fort Lauderdale’s (“City”) tenant on the Property. By this letter we request a second amendment to the lease agreement for the Property as follows.

As you know, the lease, as amended, between the City and P.D.K.N. Holdings, LLC, provides for a Certificate of Occupancy or Certificate of Completion to be obtained twenty-one months from the Effective Date of the lease – February 1, 2016 (See amended Paragraph 4.3(a)). As such, this term expires on December 1, 2017. Due to several factors encountered during the renovation of the existing structure, the completion of the renovation has been delayed.

Specifically, the following matters have delayed the issuance of required permits to complete the renovation:

- In August of 2016 the City Planning Staff required the submission and approval of a Site Plan Amendment to reflect the renovations as proposed to the City Commission during the RFF process, and also recommended a modification to the architectural style, treatment and site features to improve the property consistent with the Revitalization Plan – which caused several months delay.
- Throughout the permitting process several separate and distinct permitting authorities were required to be coordinated with and caused extensive delays, namely the State of Florida for CCCL evaluation; and State of Florida FDOT.
- Ongoing modifications to Broward County’s re-interpretation of shell permitting requirements and a conflict between the Life Safety Code and the Florida Building Code caused delay.
- The relocation of the water connection line from adjacent to the Property to a point under FDOT paved right of way has caused delay and will require further and unforeseen permitting with the State.

To date, P.D.K.N. Holdings, LLC has paid \$289,969 in rent and 2016 property taxes, with 2017 taxes in the amount of \$26,346.42 invoiced. By this letter, we request a rent abatement commencing September 1, 2017 up and until 11 months following the closing of all open renovation permits on the Property. Further, we request that the amended term set forth in Paragraph 4.3(a) be extended to by a commensurate number of months.

Thank you for consideration of this request and please feel free to reach out to me with any questions.

Sincerely,



Courtney Callahan Crush