



Pompano Beach CRA
Attention: Nguyen Tran, Director
501 Dr. Martin Luther King Jr. Boulevard
Pompano Beach, Florida 33060

Dear Mr. Tran,

Please accept this Unsolicited Proposal on behalf of Big Tree BBQ for construction of restaurant on the properties located on Powerline Road between NW 4th Court and NW 5th Street with folio numbers 484233020220, 484233020230, 484233020550 and 484233040560.

Through this proposal we are requesting the CRA contribute the property for construction of a restaurant of approximately a 1,200 sq ft structure with a covered outdoor dining area. Parking will be on the northern lots for easy access to and from the restaurant. Zoned B-2, General Business, allows for restaurant use at this location and the menu planned fits with the community that it will service. Our new restaurant will fill a niche that currently does not exist in the immediate area by offering traditional southern style barbeque.

Background

We are Collier City residents which have combined 30 years of Food and Beverage and pit master experience. Starting as a backyard business in 2005 we expanded our operations in 2017, and began service from a food trailer which is open on Friday and Saturdays attracting customers from all over Broward and Palm Beach counties. Our new restaurant location will allow us to go to the next steps in ownership of a brick-and-mortar location.

In our proposal we have included an Executive Summary which outlines the Opportunity, Execution, Company Information and Financial Plan. We have also included the CRA property information, Projected Cost of Construction, Conceptual Rendering and Site Plan for your consideration.

Thank you for this opportunity on behalf of Big Tree BBQ,

Janice and Kenneth Bynum

Executive Summary

Opportunity

Problem

Families and young adults within the Pompano Beach community are craving diversified food choices. Specifically, they are looking for good ole southern BBQ that is reasonably priced and a place with a great atmosphere. Traditional southern style BBQ would be a great fit, however, this cuisine is limited in the area.

Solution

Our menu offers delicious, inexpensive rib dinners and other award-winning BBQ recipes. We have a great potential location in the heart of the Pompano Beach area, which is within great walking distance from the community and very visible off of the highway.

Big Tree BBQ was founded on love. A love for family, love for food and love for good old fashioned southern backyard BBQ. Our love for family is what motivates us to keep building with excellent service. Our focus is to allow customers to feel the love that we put into our cooking and keep them coming back. Coming back for excellent customer service, a great family atmosphere and finger licking good food.

Market

With our potential location, we are well situated to serve three core groups: nearby office workers, students on the Broward College campus, and a weekend crowd of families and young adults out for an evening of great food and atmosphere. Our research suggests that with those segments together it represents a pool of more than 3,500 potential customers per day. Factor in the broad decline of the fast-food industry, the love for southern BBQ, and the city's strong population growth and development, we see a great opportunity here.

Competition

We have a unique offering, since no other restaurants in our area serve southern BBQ food, and there is a lack of available food choices nearby. The few food choices in the community would include only local fast food places and chain restaurants. We differentiate ourselves by offering local ownership, original southern BBQ recipes rather than the fast-food places, more interesting food than the chain locations, and a faster, less expensive experience than the sit-down restaurants in the Northwest Pompano Beach area.

Why Us?

Our founders' team is a great one-two punch of fantastic food and savvy business sense. Janice Bynum, our Operations Manager, has over 30 plus years in the food service and restaurant industry. With her many years in food services, Janice inspired to create a family oriented environment where customer would keep coming back. Kenny Bynum has always envisioned an upscale BBQ restaurant without ever losing that good ole backyard BBQ family flavor. Together we have come up with a fresh concept, a popular menu, and an ambitious but achievable plan to build it into a thriving new business.

Expectations

Forecast

We are projecting sales of \$750,100 in year 1 and \$1,021,215 in year 2 with a profit margin of 26.55%. That assumes we can serve 30-50 customers per hour with an average price of \$10-13 per customer. Our founders will draw only minimal salaries, starting in month 3, so we can reinvest our profits into growing the business. Labor cost and additional staff will be our biggest expenses, followed by smaller allotments for marketing, maintenance, and training. With the catering and entertainment side of the business excelling in year 3, we project our sales to be at \$1,305,590 with a profit margin over 30%. Our goal is to expand and continue giving the people what they crave.

Opportunity

Problem & Solution

Problem Worth Solving

With the increase in residential developments within the city, there is a heavy demand for more restaurants. Every day thousands of office workers from local businesses are looking for lunch options that are convenient, affordable, and delicious. For all of that demand, though, there are not many restaurant choices and none of them specialize in southern soul food BBQ cuisine, despite its clear popularity in other nearby and similarly sized cities.

The lack of southern BBQ soul food is also a common complaint from the local families and city workers, especially those from an ethnic background who are looking for original southern flavor. We are convinced that there is a great market opportunity here for an eatery offering affordable southern soul food-style BBQ lunches with the Pompano Beach area and Broward College campus.

Our solution

We recently inquired a new restaurant location offering reasonably priced southern BBQ soul food, macaroni and cheese, collard greens, and other traditional soul food dishes. One of our founders, Kenny Bynum, is an accomplished grill master notably recognized as the city wide's best BBQ in town.

Big Tree BBQ is open Tuesday through Thursday from 10:30 am noon to 10 pm. and on Fridays and Saturdays until 11 pm. We have a proposed great location on the Northwest side of Pompano Beach that is within easy walking distance of both nearby neighborhoods and the Broward College district.

Target Market

We expect our strongest market segments to be professionals who work in the area offices, students and faculty at the local college, and families and young adults who spend weekend evenings longing for fun and great food.

According to our research, there are about 2,000 to 3,000 office workers in the first category, about 75% of whom said in our survey that they ate lunch out "almost every day" or "most days." The nearby college has just over 9,000 students, about two thirds of those students live the less then a mile away from our proposed location. Evening visitors to downtown are harder to quantify but based on our surveys and other attempts at sampling the crowds, we estimate that they represent another 300 to 500 potential customers each weekend evening.

Our advantages

Our new restaurant location offers a unique combination of advantages that is unmatched by our competitors. Compared to the other fast-casual options, we differentiate ourselves by offering a unique cuisine option (we are the only southern soul food BBQ place in the area), better side dishes (especially compared to the McMillan's BBQ place), more diverse menu (especially compared to the R & K Country food place), and a stronger focus on local and sustainable ingredients. Our food is also more flavorful, less predictable, and more suitably "urban" fare than the nearby chain restaurants.

Compared to the traditional fast food of Taco Bell and McDonald's, there really is just no comparison. Our food is fresh and homemade with evident love and care, and it costs only a little more than the microwaved patties and frozen fries down the block.

Against the nicer sit-down restaurants, we offer similarly high-quality and professionally crafted food but with the convenience, speed, and lack of pretense that diners clearly have come to prefer. Our restaurant is a public gathering spot, not a private country club.

Execution

Marketing Plan

Although we are already getting good business in our current two day operation, our co-founder and business manager Janice Bynum and team are working hard to expand our business. We have a solid followings on our Facebook, Instagram, and Twitter accounts. Our focus is to establish a greater presence on Yelp, currently we are asking repeat customers to post reviews if they are frequent Yelp users. We developed an email signup form at the truck and on our social media pages.

We based our product pricing on a close study of all of our competitors in the inner city and campus areas. Our rib sandwiches and other entrees are currently \$10 to \$12 each, with side dishes ranging from \$3 to \$5. Those prices appear to be going over well, but we will continue to gather feedback and are open to price changes as we get to know our market better.

Operations

Locations & Facilities

We recently found a property on NW 31st ave in Pompano Beach, FL. We believe this property will be a great location for our new restaurant. This will property will not only allow us to still service our faithful customers, but there is a great opportunity for growth considering the new developments being built in the area. The plan is to move our truck on the property until we began to break ground on the new restaurant building. This location is conveniently located in the Pompano Beach (Collier City) neighborhood near both the Florida Turnpike and surrounding business and near the North Broward College campus, so it is easy for us to attract customers from both of those areas.

As noted earlier, we hope to expand our business by offering a full bar and banquet hall. That way we can not only cater events for our customers, but we can house them as well. We really aspire to be that one stop shop being able to serve all our client's needs. Although the banquet hall plan is still on the vision plan, we do think there is a strong opportunity to explore when the time is right.

Equipment & Tools

We intend to purchase a southern pride smoker (SPK-1400) which will cost approx. 34k. This will allow us to prepare food at much quicker pace and larger portions of food. We also, intend to purchase a larger cooking station giving us more room to prepare and cook the food. All told, we plan to invested about \$70,000 in the kitchen equipment.

We will be adding a more efficient processing system for taking payment and adding more cashier drawers and a cash safe for cash drops at the end of every operating day.

Milestones & Metrics

Key metrics

Our focus right now is on the most basic metrics: daily revenue, food costs, payroll, repairs, and profit margins. Food ingredients are not as expensive, especially when purchased in large batches, and food trucks like ours are inherently low-margin operations. We are doing great so far, but it is critical that we keep a close eye on our margins as we scale up into a standalone restaurant.

Company

Ownership & Structure

Big Tree BBQ is registered as incorporated. Our two founders, Janice Bynum and Kenny Bynum, are co-owners with equal shares. No outside investors are involved at this point in time, though we are open to that idea.

Company history

We started Big Tree BBQ as a backyard business venture back in 2005. As we started to grow, we tested and perfected our recipes, we decided to make the business official in 2014. After months and months of jumping through all of the legal and regulatory hoops it takes to be able to actually start serving food in the city, we acquired a food trailer in 2017. Here we are 15 years later turning larger profits and having a great time.

Management team

Our business is a collaboration between husband and wife: Kenny and Janice Bynum. We haven't bothered with job titles, but Kenny basically runs the food side of the business, and Janice does almost everything else. Janice has over 30 plus years in the food service and restaurant industry. With her many years in food services, Janice inspired to create a family oriented environment where customer would keep coming back.

Kenny is a rising star among local pit masters. Kenny Bynum has always envisioned an upscale BBQ restaurant without ever losing that good ole backyard BBQ family flavor. Together we have come up with a fresh concept, a popular menu, and an ambitious but achievable plan to build it into a thriving new business.

Candace Bynum, the daughter of Mr. Kenny Bynum owner, will be in charge of the grill training. Candace is the kitchen manager and she will oversee all the grillers and fry cooks. Candace has been with Big Tree BBQ since we started. While soaking up all of the grill tricks from her father Kenny, she is well equipped for the task as kitchen manager.



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Detail by Entity Name

Florida Profit Corporation

BIG TREE BBQ, INC.

Filing Information

Document Number P17000066300

FEI/EIN Number 82-2429673

Date Filed 08/07/2017

State FL

Status ACTIVE

Principal Address

2961 NW 9TH ST.
POMPANO BEACH, FL 33069

Mailing Address

2961 NW 9TH ST.
POMPANO BEACH, FL 33069

Registered Agent Name & Address

BYNUM, JANICE
2961 NW 9TH ST.
POMPANO BEACH, FL 33069

Officer/Director Detail

Name & Address

Title PCEO

BYNUM, JANICE
2961 NW 9TH ST.
POMPANO BEACH, FL 33069

Title S

BYNUM, KENNETH
2961 NW 9TH ST.
POMPANO BEACH, FL 33069

Annual Reports

Report Year	Filed Date
2020	04/30/2020

2021	04/19/2021
2022	04/25/2022

Document Images

04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/28/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
08/07/2017 -- Domestic Profit	View image in PDF format

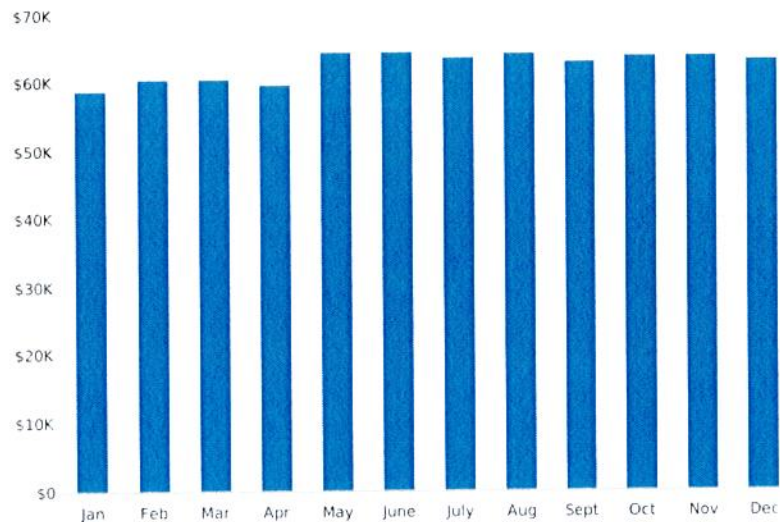
Financial Plan

Key assumptions

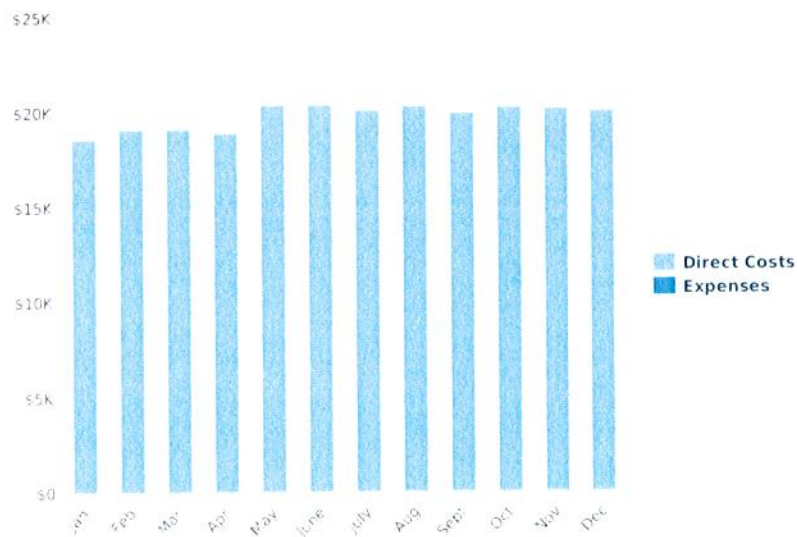
We expect to serve an average of 20 customers per hour during year 1 and then increase that to 28 to 35 per hour in year 2. We prepare our food in larger portions so having a bigger kitchen takes away from any constraints and concerns. The weekend evenings should be significantly more busy than week days and lunch, so we are assuming 25 weekend customers per hour in year 1 and 35 in year 2. The average customer order value should be around \$11-\$14 for year 1 and \$14-17 for year 2. In year 1, we will be adding daily drink specials and are working to obtain our liquor license, so we can sell local craft beer and wine.

In our first two years, we are projecting sales of \$750,100 in year 1 and \$1,021,215 in year 2 with a profit margin of 26.55%. We expect food supplies to be our top expense. The first-year payroll costs will be minimal as we will bring on a couple of employees to help out. We will have a modest advertising budget for most of our marketing will be word of mouth and no-cost social media. We will have a maintenance and repair contingency budget set aside. The equipment is new and shouldn't cost more than \$5,000 annually to maintain and repair for the first two years.

Revenue by Month



Expenses by Month



Statements

Projected Profit and Loss

	2020	2021	2022
Revenue	\$750,100	\$1,021,215	\$1,305,590
Direct Costs	\$237,032	\$322,704	\$412,566
Gross Margin	\$513,068	\$698,511	\$893,024
Gross Margin %	68%	68%	68%
Operating Expenses			
Total Operating Expenses			
Operating Income	\$513,068	\$698,511	\$893,024
Interest Incurred			
Depreciation and Amortization			
Gain or Loss from Sale of Assets			
Income Taxes	\$0	\$0	\$0
Total Expenses	\$237,032	\$322,704	\$412,566
Net Profit	\$513,068	\$698,511	\$893,024
Net Profit / Sales	68%	68%	68%

Projected Balance Sheet

	2020	2021	2022
Cash	\$513,068	\$1,211,579	\$2,104,603
Accounts Receivable	\$0	\$0	\$0
Inventory			
Other Current Assets			
Total Current Assets	\$513,068	\$1,211,579	\$2,104,603
Long-Term Assets			
Accumulated Depreciation			
Total Long-Term Assets			
Total Assets	\$513,068	\$1,211,579	\$2,104,603
Accounts Payable	\$0	\$0	\$0
Income Taxes Payable	\$0	\$0	\$0
Sales Taxes Payable	\$0	\$0	\$0
Short-Term Debt			
Prepaid Revenue			
Total Current Liabilities	\$0	\$0	\$0
Long-Term Debt			
Long-Term Liabilities			
Total Liabilities	\$0	\$0	\$0
Paid-In Capital			
Retained Earnings		\$513,068	\$1,211,579
Earnings	\$513,068	\$698,511	\$893,024
Total Owner's Equity	\$513,068	\$1,211,579	\$2,104,603
Total Liabilities & Equity	\$513,068	\$1,211,579	\$2,104,603

Projected Cash Flow Statement

	2020	2021	2022
Net Cash Flow from Operations			
Net Profit	\$513,068	\$698,511	\$893,024
Depreciation & Amortization			
Change in Accounts Receivable	\$0	\$0	\$0
Change in Inventory			
Change in Accounts Payable	\$0	\$0	\$0
Change in Income Tax Payable	\$0	\$0	\$0
Change in Sales Tax Payable	\$0	\$0	\$0
Change in Prepaid Revenue			
Net Cash Flow from Operations	\$513,068	\$698,511	\$893,024
Investing & Financing			
Assets Purchased or Sold			
Net Cash from Investing			
Investments Received			
Dividends & Distributions			
Change in Short-Term Debt			
Change in Long-Term Debt			
Net Cash from Financing			
Cash at Beginning of Period	\$0	\$513,068	\$1,211,579
Net Change in Cash	\$513,068	\$698,511	\$893,024
Cash at End of Period	\$513,068	\$1,211,579	\$2,104,603

Appendix

Profit and Loss Statement (With monthly detail)

2020	Jan '20	Feb '20	Mar '20	Apr '20	May '20	June '20	July '20	Aug '20	Sept '20	Oct '20	Nov '20	Dec '20
Total Revenue	\$58,786	\$60,515	\$60,476	\$59,774	\$64,428	\$64,376	\$63,635	\$64,168	\$63,102	\$63,895	\$63,726	\$63,219
Total Direct Costs	\$18,576	\$19,123	\$19,111	\$18,888	\$20,359	\$20,343	\$20,109	\$20,277	\$19,940	\$20,191	\$20,137	\$19,978
Gross Margin	\$40,210	\$41,392	\$41,366	\$40,885	\$44,069	\$44,033	\$43,526	\$43,891	\$43,162	\$43,704	\$43,589	\$43,241
Gross Margin %	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%
Operating Expenses												
Operating Income	\$40,210	\$41,392	\$41,365	\$40,886	\$44,069	\$44,033	\$43,526	\$43,891	\$43,162	\$43,704	\$43,589	\$43,241
Interest Incurred												
Depreciation and Amortization												
Gain or Loss from Sale of Assets												
Income Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,576	\$19,123	\$19,111	\$18,888	\$20,359	\$20,343	\$20,109	\$20,277	\$19,940	\$20,191	\$20,137	\$19,978
Net Profit	\$40,210	\$41,392	\$41,365	\$40,886	\$44,069	\$44,033	\$43,526	\$43,891	\$43,162	\$43,704	\$43,589	\$43,241
Net Profit / Sales	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%	68%

McCleod Planning & Development Professionals

	2020	2021	2022
Total Revenue	\$750,100	\$1,021,215	\$1,305,590
Total Direct Costs	\$237,032	\$322,704	\$412,566
Gross Margin	\$513,068	\$698,511	\$893,024
Gross Margin %	68%	68%	68%
Operating Expenses			
Operating Income	\$513,068	\$698,511	\$893,024
Interest Incurred			
Depreciation and Amortization			
Gain or Loss from Sale of Assets			
Income Taxes	\$0	\$0	\$0
Total Expenses	\$237,032	\$322,704	\$412,566
Net Profit	\$513,068	\$698,511	\$893,024
Net Profit / Sales	68%	68%	68%

Balance Sheet (With Monthly Detail)

2020	Jan '20	Feb '20	Mar '20	Apr '20	May '20	June '20	July '20	Aug '20	Sept '20	Oct '20	Nov '20	Dec '20
Cash	\$40,210	\$81,602	\$122,967	\$163,853	\$207,922	\$251,955	\$295,481	\$339,372	\$382,534	\$426,238	\$469,827	\$513,068
Accounts Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Inventory												
Other Current Assets												
Total Current Assets	\$40,210	\$81,602	\$122,967	\$163,853	\$207,922	\$251,955	\$295,481	\$339,372	\$382,534	\$426,238	\$469,827	\$513,068
Long-Term Assets												
Accumulated Depreciation												
Total Long-Term Assets												
Total Assets	\$40,210	\$81,602	\$122,967	\$163,853	\$207,922	\$251,955	\$295,481	\$339,372	\$382,534	\$426,238	\$469,827	\$513,068
Accounts Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Income Taxes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Taxes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Short-Term Debt												
Prepaid Revenue												
Total Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long-Term Debt												
Long-Term Liabilities												

McCleod Planning & Development Professionals

Total Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paid-In Capital												
Retained Earnings												
Earnings	\$40,210	\$81,602	\$122,967	\$163,853	\$207,922	\$251,955	\$295,481	\$339,372	\$382,534	\$426,238	\$469,827	\$513,068
Total Owner's Equity	\$40,210	\$81,602	\$122,967	\$163,853	\$207,922	\$251,955	\$295,481	\$339,372	\$382,534	\$426,238	\$469,827	\$513,068
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McCleod Planning & Development Professionals

	2020	2021	2022
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Accounts Receivable			
Inventory	\$0	\$0	\$0
Other Current Assets			
Total Current Assets	\$513,068	\$1,211,579	\$2,104,603
Long-Term Assets			
Accumulated Depreciation			
Total Long-Term Assets			
Total Assets	\$513,068	\$1,211,579	\$2,104,603
Accounts Payable	\$0	\$0	\$0
Income Taxes Payable	\$0	\$0	\$0
Sales Taxes Payable	\$0	\$0	\$0
Short-Term Debt			
Prepaid Revenue			
Total Current Liabilities	\$0	\$0	\$0
Long-Term Debt			
Total Liabilities	\$0	\$0	\$0
Paid-In Capital			
Retained Earnings		\$513,068	\$1,211,579
Earnings	\$513,068	\$698,511	\$893,024
Total Owner's Equity	\$513,068	\$1,211,579	\$2,104,603

Total Liabilities & Equity	\$513,068					\$1,211,579	\$2,104,603				
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Cash Flow Statement (With Monthly Detail)

2020	Jan '20	Feb '20	Mar '20	Apr '20	May '20	June '20	July '20	Aug '20	Sept '20	Oct '20	Nov '20	Dec '20
Net Cash Flow from Operations												
Net Profit	\$40,210	\$41,392	\$41,365	\$40,886	\$44,069	\$44,033	\$43,526	\$43,891	\$43,162	\$43,704	\$43,589	\$43,241
Depreciation & Amortization												
Change in Accounts Receivable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Inventory												
Change in Accounts Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Income Tax Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Sales Tax Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change in Prepaid Revenue												
Net Cash Flow from Operations	\$40,210	\$41,392	\$41,366	\$40,885	\$44,069	\$44,033	\$43,526	\$43,891	\$43,162	\$43,704	\$43,589	\$43,242
Investing & Financing												
Assets Purchased or Sold												

Investments Received

Dividends & Distributions

Change in Short-Term Debt

Change in Long-Term Debt

McCleod Planning & Development Professionals

	2020	2021	2022
Net Cash Flow from Operations			
Net Profit	\$513,068	\$698,511	\$893,024
Depreciation & Amortization			
Change in Accounts Receivable	\$0	\$0	\$0
Change in Inventory			
Change in Accounts Payable	\$0	\$0	\$0
Change in Income Tax Payable	\$0	\$0	\$0
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Cash at Beginning of Period	\$0	\$513,068	\$1,211,579
Net Change in Cash	\$513,068	\$698,511	\$893,024
Cash at End of Period	\$513,068	\$1,211,579	\$2,104,603

CRA Property Information





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
X			3A					
1								



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

UD-16 --- OJD File=49422020220



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
X			3A					
1								



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
X			3A					
1								

Projected Cost of Construction

Proposal

NLJ Builders, Inc

CBC-1252399

820 Azalea Ct.

Plantation, FL. 33317

(954) 605-4334 Fax (954) 584-1823

Date: March 04, 2023
Proposal Submitted To: **Big T Bar B Q**
Attn: Janice Bynum
E-Mail Address: (KTREEjr@gmail.com)
Job Name: **Big T Bar B Q**
b Location: 2961 N.W. 9th St. Pompano Beach, FL.33069

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1. Clear property in preparation of construction of parking lot, building and privacy wall
 2. Permits
 3. Complete set of Architectural drawings
 4. Complete set of civil engineer drawings
 5. Install all underground per plans
 6. Install building pad
 7. Install footers and foundation for building, dumpster enclosure and privacy walls
 8. Install masonry for privacy wall, dumpster enclosure and building.
 9. Install T.B./bond beam for privacy wall, dumpster and building.
 10. Provide and install trusses for building
 11. Install roofing. TBD
 12. Provide and Install all windows and doors
 13. Install electrical including fixtures
 14. Install plumbing including fixtures
 15. Install mechanical
 16. Install furring, metal framing, drywall and finish.
 17. Stucco privacy walls, dumpster enclosure and building
 18. Paint Building, dumpster enclosure and privacy walls
 19. Provide and install business signs
 20. Install road rock ,asphalt and striping for parking lot
 21. Install all concrete walkway and flat work
 22. Landscaping
 23. Install covered terrace for outside dining.
 24. Does not include furniture and kitchen equipment.
 25. These are estimated cost based on experience, final cost will be determined upon completion of architectural and civil engineering plans

FOR THE SUM OF-----\$515,650.00

~~We Propose~~ hereby to furnish material and labor – complete in accordance with above specifications.
Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extras costs will be executed only upon a signed additional work order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays is beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 30 days. The proposal price as presented includes our standard insurance coverage. Should additional endorsements or coverage in excess of our standard be required, then the proposal price will be amended prior to finalization of contract to include the additional cost thereof.

Authorized Signature: _____ Noel Levy _____
Noel Levy, President.

Acceptance of Proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance _____

Conceptual Rendering



Proposed Site Plan

RIGHTS OF THE BLANK LAND
AND STOPS MAY NOT BE
INTERRUPTED OR COMPLETED IN AN
MANNER THAT THE EMBLEM
WRITTEN ORIGIN OF THE
ENGINEER

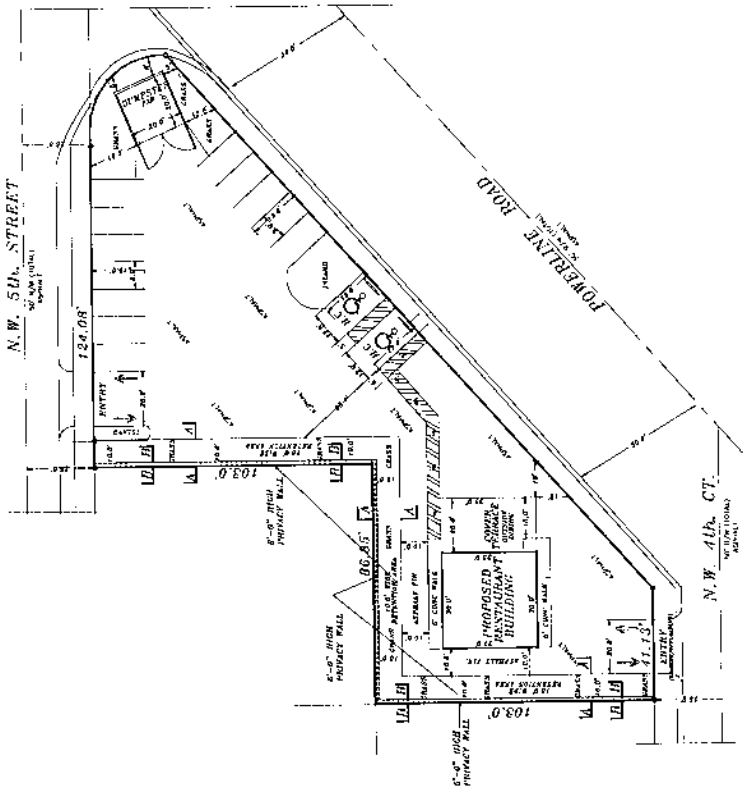
SANTAGO MILITARY, P.E.
T.L. MURPHY, P.E.
SANTA MONICA ROAD
WEST PALM BEACH
FLORIDA 33411
PHONE (774) 254-0877
FAX (774) 254-0877
WWW.SANTAGO-MILITARY.COM

P.E. & OWNER
SANTA

PROPOSED BIG TREE BBQ RESTAURANT
CORNER OF
POWERLINE ROAD AND NW 5TH STREET
POWANO BEACH
FLORIDA

BY	DATE
REVISIONS	

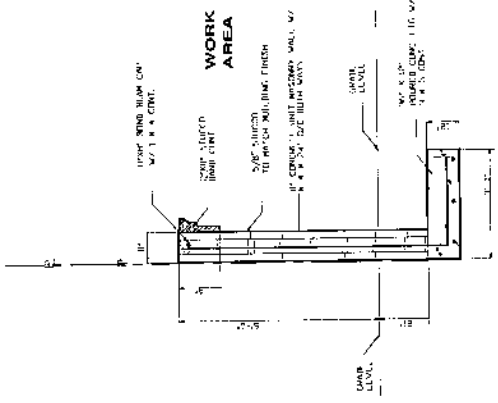
OWNER	C.B.B.
DATE	2-17-21
PROJECT NO.	
SITE PLAN	
GENERAL NOTE	
Sheet	2 of 3



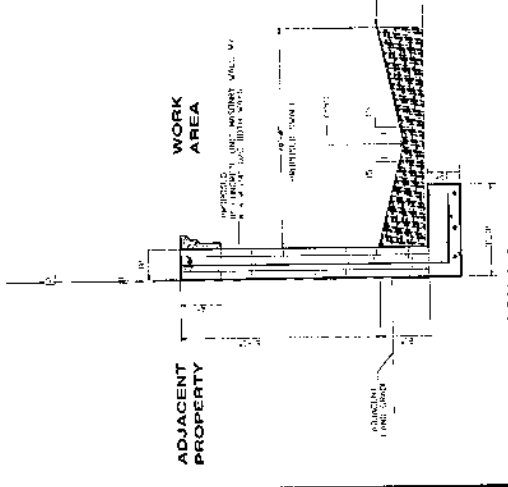
SITE PLAN
E=100
CON DESCRIPTION
(SEE ATTACHED SERVICE)

LEGEND
--- DENOTES NEW 4\"/>

NOTE:
PROPOSED PARKING ROAD
IS AT CONCRETE CONTRACT



TYPICAL RETAINING WALL DTL. A-A
RETAINING WALL AT PROPERTY LINE



SECTION A-A
RETAINING WALL AT PROPERTY LINE