

II. FISCAL IMPACT ANALYSIS

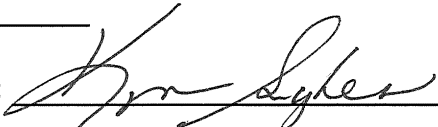
A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes	_____	No	_____	
Does this item include the use of federal funds?	Yes	_____	No	_____	
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
		Program _____			

B. Recommended Sources of Funds/Summary of Fiscal Impact:

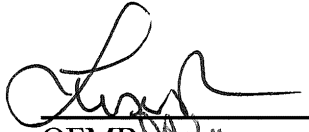

No Fiscal Impact.

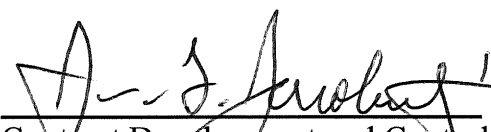

Fixed Assets Number _____

C. Departmental Fiscal Review: 


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 1/16/2020
OFMB  1/16

 1/21/2020
Contract Development and Control
1/21/2020 

B. Legal Sufficiency:

 1/23/20
Assistant County Attorney

C. Other Department Review:

Department Director

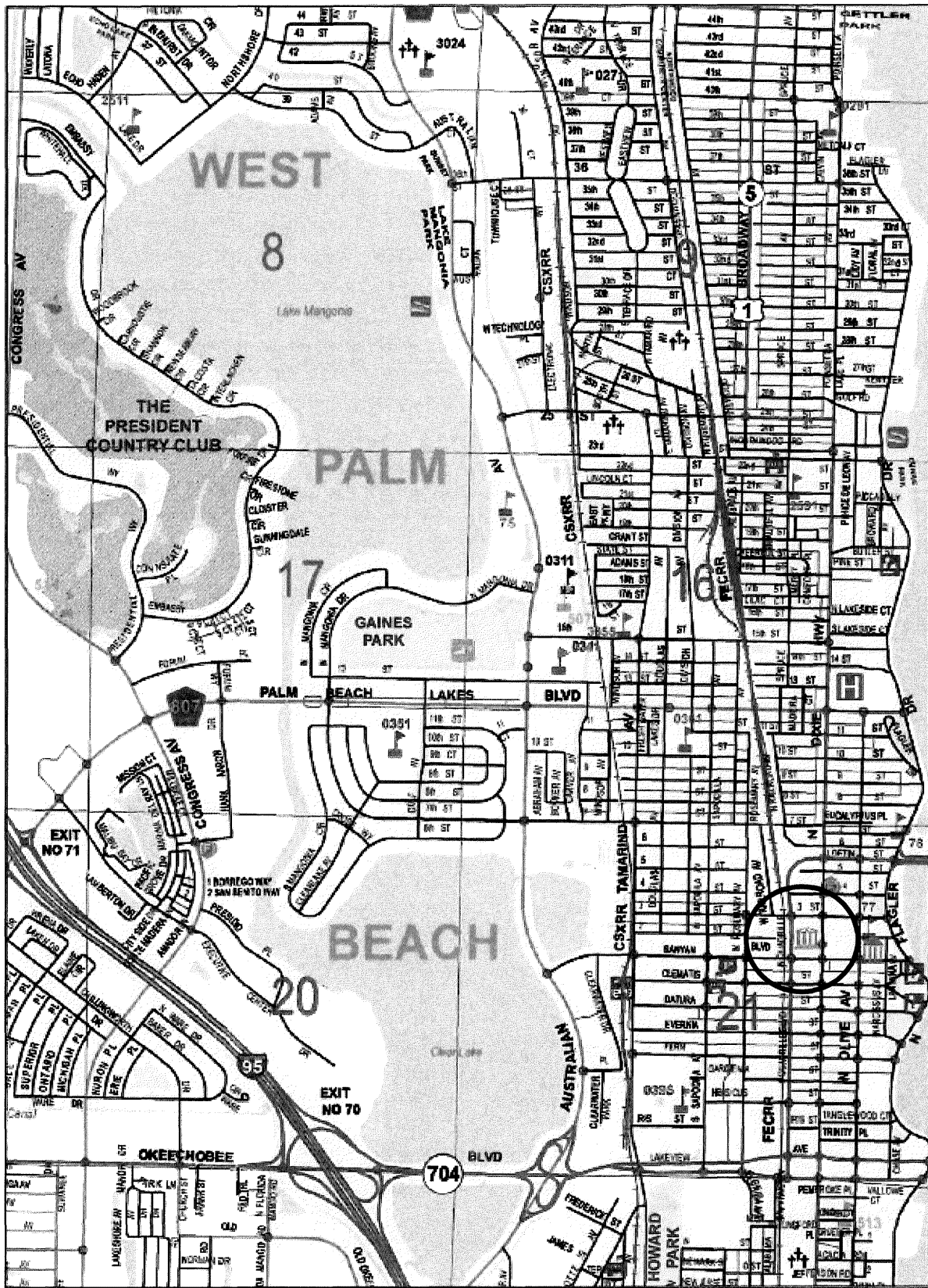
This summary is not to be used as a basis for payment.

On November 26, 2019 a copy of the signed construction contract was received. On December 4, 2019 Staff forwarded its review comments and requested plan revisions. On December 12, 2019 Café contested several comments which were addressed by Staff. On December 30, 2019 Café concurred and agreed to comply with the comments and requested the consent be issued with conditions rather than revise the plans to expedite permitting submittal. On January 10, 2020 a conditional consent letter was provided to Café. On January 10, 2020 Staff notified the Board it is unlikely that Café will obtain a building permit by the January 31, 2020 deadline, and certainly will be unable to complete construction by the end of January. Staff recognizes that navigating through the design, permit and construction process is complicated, and recommends that Board approve an extension to commence construction by March 31, 2020, with the obligation to complete construction by April 30, 2020

TWP 43

TWP 43

TWP 43



16

17

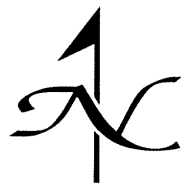
18

RNG 43

See pg 71

RNG 43

LOCATION MAP





CERTIFIED MAIL
RETURNED RECEIPT REQUESTED
7013 2630 0000 6412 7868 /

December 4, 2019

**Facilities Development &
Operations Department**

**Property & Real Estate
Management Division**

2633 Vista Parkway

West Palm Beach, FL 33411

Telephone - (561) 233-0217

Facsimile (561) 233-0210

www.pbcgov.com/fdo



**Palm Beach County
Board of County
Commissioners**

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Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

LJL Food Management, Inc.
d/b/a The Hideout Kitchen & Café
c/o Petro and Katina Bikos

**RE: Permit Plan Revisions as it relates to Lease Agreement
(R2019-1059) dated July 25, 2019, between Palm Beach County and
LJL Food Management, Inc. d/b/a The Hideout Kitchen & Café.**

Dear Mr. Bikos and Ms. Bikos:

We are in receipt of the permit plans for alterations. Upon our review the following revisions are required:

- 1) Provide a list of all the equipment identified on page DM-1 with an "R" including the make and model number of each item.
- 2) Revise the plan to include the compliance with Section 7.01 (d) of the lease agreement regarding the installation of:
 - a. A strobe light equipped with an audible alarm in the covered area outside the doorway on the exterior of the Premises or relocate the existing strobe light to cause it to be visible from outside the Building.
 - b. And, replace the existing interior alarm with an alarm that is clearly audible outside the Building.
- 3) Revise the Demolition Plan & Notes on page DM-1 regarding debris removal to include the following:
 - a. The use of the dumpster or exterior storage of debris and rubbish is not permitted in the Premises, or on the Common Areas of the property.
 - b. The General Contractor is to haul off and dispose of all debris and rubbish from the Premises or on the Common Areas of the property daily.



LJL Food Management, Inc.
d/b/a The Hideout Kitchen & Café
December 4, 2019
Page 2 _____ /

Your contractor may contact Shawn Samuel with the City of West Palm Beach Parking Administration at (561) 822-1500 ext. 1507 for information on a temporary construction staging reservation on metered parking spaces.

Please revise and submit the plans, list of appliances and completed building permit application for final review and consent to alterations.

Should you have any questions, please contact Della M. Lowery at dlowery@pbcgov.org or (561) 233-0239. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "R.C.H.", with a long horizontal stroke extending to the right.

Ross C. Hering
Director

RCH/DML

cc: Richard C. Bogatin, Manager, Property Management – PREM (e-mail only)
Della M. Lowery, Property Specialist – PREM (w/encl.)

Attachment #3
January 10, 2020 staff conditional consent
2 Pages



January 10, 2020

LJL Food Management, Inc.
d/b/a The Hideout Kitchen & Café
c/o Petro and Katina Bikos
215 North Olive Avenue, Suite 110
West Palm Beach, FL 33406-1548

RE: Conditional Consent to proceed with alterations Lease Agreement dated July 25, 2019, between Palm Beach County and LJL Food Management, Inc. d/b/a The Hideout Kitchen & Café (R2019-1059).

Dear Mr. Bikos and Ms. Bikos:

In an effort to expedite permitting and support timely completion, County staff reviewed the JFB Construction and Development plans dated November 04, 2019, and hereby approves the proposed alterations/improvement/renovations on the following conditions:

Prior to the completion of the proposed renovations, Tenant will comply with Section 7.01 (d) of the lease agreement by installing:

- a.* A strobe light equipped with an audible alarm in the covered area outside the doorway on the exterior of the Premises or relocate the existing strobe light to cause it to be visible from outside the Building.
- b.* And, replace the existing interior alarm with an alarm that is clearly audible outside the Building.

In addition, exterior storage of debris and rubbish is not permitted on the Common Areas of the property. Use of the County's existing dumpster is not permitted. Your contractor must make arrangements with the City for use of a parking space to park a dumpster for disposal of construction debris.

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LJL Food Management, Inc.
d/b/a The Hideout Kitchen & Café
January 10, 2020
Page 2 /

Finally, provide a copy of the building permit application, a project completion schedule, and a copy of the payment and performance bond. If you are in agreement with the foregoing, you may proceed to make application to the City of West Palm Beach for a building permit.

Please note that we will inform the Board of County Commissioners that it appears you will be unable to complete the renovations by the January 31, 2020 deadline. We will recommend that the Board approve an extension to commence construction until March 31, 2020 with the obligation to complete construction by April 30, 2020.

Should you have any questions, please contact Della M. Lowery at dlowery@pbcgov.org or (561) 233-0239. Thank you.

Sincerely,


Ross C. Hering
Director

RCH/DML

cc: Verdenia Baker, County Administrator
Audrey Wolf, Director FD&O
Richard C. Bogatin, Manager, Property Management – PREM (e-mail only)
Petro Bikos, Tina's Café (w/encl.; via e-mail to pbis300@aol.com)
Eleni Bikos, Tina's Cafe (w/encl.; via e-mail to eb@fcohenlaw.com)
Della M. Lowery, Property Specialist – PREM (w/encl.)