

II. FISCAL IMPACT ANALYSIS

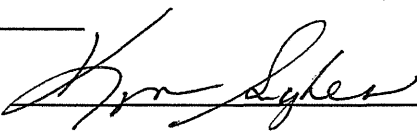
A. Five Year Summary of Fiscal Impact:

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:

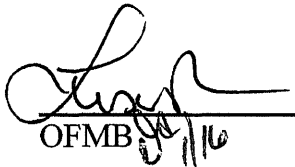
No Fiscal Impact.

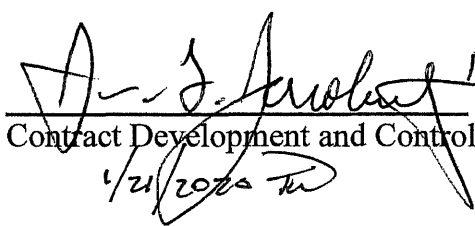
Fixed Assets Number _____

C. Departmental Fiscal Review: 

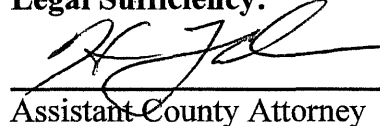
III. REVIEW COMMENTS

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

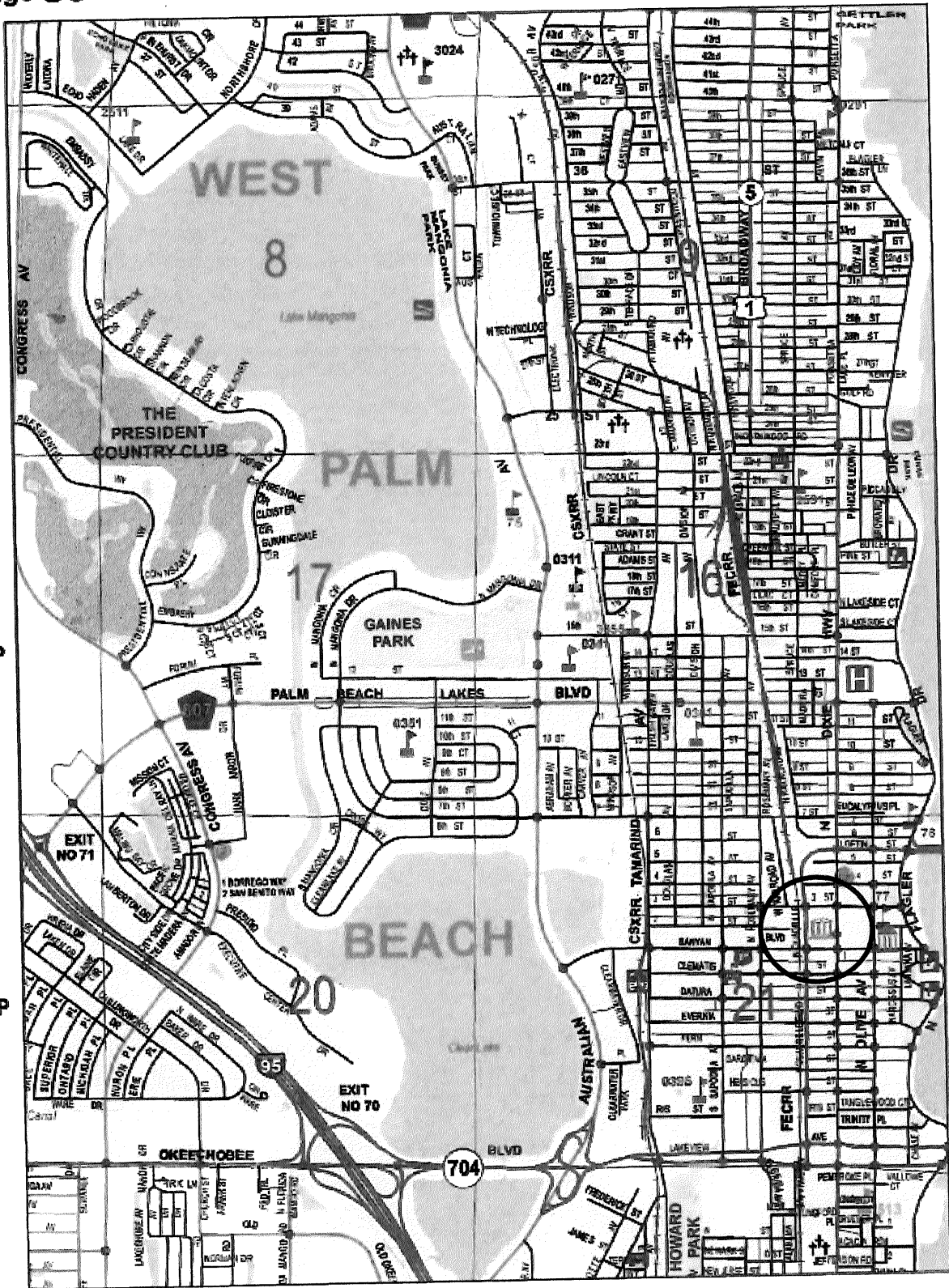
16

TWP 43

17

TWP 43

18



RNG 43

See pg 71

RNG 43

Page 59

LOCATION MAP



Attachment #2
December 4, 2019 staff review comments
2 Pages



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**

Dave Kerner, Mayor

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,


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

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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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
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.



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.)



February 4, 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

Facilities Development & Operations Department

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- Mary Lou Berger
- Melissa McKinlay
- Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

RE: February 4, 2020 Board of County Commissioners meeting results Agenda Item #3H-6 concerning 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:

The Board of County Commissioners at its February 4, 2020 meeting discussed the above referenced agenda item. After lengthy discussion of the extension recommendation, the Board voted to postpone further consideration of this item until the February 11th meeting.

We suggest you review the video of the Board meeting and strongly encourage you provide evidence that your building permit application has been submitted. We also suggest that you provide confirmation of your willingness and ability to post the required bond, commence construction and complete the required improvements within the proposed extended deadline.

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.)

ATTACHMENT 5
Eleni Bikos Email 2-7.2020
3 Pages

Richard Bogatin

From: Eleni Bikos <eb@cohennorris.com>
Sent: Friday, February 07, 2020 2:54 PM
To: Richard Bogatin
Cc: Della Lowery; Petro Bikos
Subject: RE: LJI Food Management, Inc. d/b/a The Hideout Kitchen & Cafe - Ltr- Board Action at 02/04/2020 Mtg
Attachments: agenda.docx; Permit.jpg

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

In regards to the letter dated February 4, We have been in contact with Richard Bogatin regarding our permit. Richard has also been in contact with our Contractor. Yesterday they went to submit the permit...finally and the office was shut down due to the Fire Alarm going off. (only us... Irony)

Please see attached time line of events showing we have been on top of things since day one in regards to getting this construction started and done. **No one and I mean No one** wanted this place open as badly as we did for a January 1st opening. Due to unforeseen circumstances (Fire Department, County Changes, Contractor and Architect) that were out of our control we have been on a waiting period and their mercy. We have done everything necessary to get this moving along and have stayed in contact with the County. I have a copy of all emails stated in my time line of events if those are needed as proof that we have been diligently working on this project and keeping I touch with the County, I can submit them. Also in between this timeline we have also, solidified our tile, furniture, equipment, etc. which again is not an overnight process, all deposits have been made for these items and some ordered due to longer delivery times.

I am now hearing as of today the permit has been submitted and the contractor will be emailing us and the County with the permit number. We have been at the mercy of our contractor for many things, this being one of them...

We are awaiting for our Bond quote and approval but first need a permit number to proceed with this.

Thanking you in advance

***** PLEASE NOTE THAT OUR EMAIL ADDRESSES AND DOMAIN NAME HAVE CHANGED.
PLEASE UPDATE YOUR CONTACT LIST. THANK YOU. *****

[Eleni Bikos \[google.com\]](#)
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, Fl. 33408

(561)615-1013 Direct Line
(561)842-4371 Facsimile



COHEN NORRIS WOLMER RAY
TELEPMAN BERKOWITZ & COHEN
ATTORNEYS AT LAW

We cannot change the past, but the choices we make today, can change the future

**** PLEASE NOTE **** The information contained in this message and any documents accompanying this transmission are protected under the Electronic Communication Privacy Act, 18 U.S.C. S2510-2521, are Attorney-Client Privileged and confidential information intended only for the use of the individual(s) or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use of, disclosure, dissemination, distribution, reliance on the contents or copying of this communication is strictly prohibited and may result in legal action against you. If you have received this message in error, please reply to the sender advising of the error in transmission and immediately delete/destroy the message and any accompanying documents. Alternatively, you may notify us by telephone immediately. No liability is accepted for any loss or damage resulting from a computer virus, or resulting from a defect in transmission of this email or any attached file. Thank you.

WARNING! WIRE FRAUD ADVISORY Wire fraud and email hacking/phishing attacks are on the increase! If you have an escrow or closing transaction with us and you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL**. Instead, call your escrow officer/closer/attorney immediately, using previously known contact information and **NOT** information provided in the email, to verify the information prior to sending funds.

****UPON RECEIPT OF ANY WIRING INSTRUCTIONS, PLEASE CONTACT OUR OFFICE TO VERBALLY CONFIRM THESE INSTRUCTIONS BEFORE INITIATING ANY WIRE TRANSFERS. IF WE ARE REPRESENTING YOU AND/OR SERVING AS THE CLOSING AGENT AND/OR TITLE AGENT, PLEASE CONTACT US DIRECTLY UPON RECEIPT OF ANY WIRE INSTRUCTIONS FROM ANY PARTIES OR EMAILS INCLUDING THOSE FROM THIRD PARTIES WITH WHOM YOU ARE FAMILIAR TO VERBALLY VERIFY THOSE INSTRUCTIONS.**

From: Richard Bogatin <RBogatin@pbcgov.org>
Sent: Wednesday, February 5, 2020 11:40 AM
To: Eleni Bikos <eb@fcohenlaw.com>; pbis300@aol.com
Cc: Della Lowery <DLowery@pbcgov.org>
Subject: LJL Food Management, Inc. d/b/a The Hideout Kitchen & Cafe - Ltr- Board Action at 02/04/2020 Mtg

EXTERNAL EMAIL:

Hello Petro & Eleni,

Attached is the letter I spoke with you about yesterday regarding the 2/4/2020 Board meeting.

Please let Della know as soon as the permit is submitted.

Regards,

Richard C. Bogatin, Manager, Property Management
Property & Real Estate Management

2633 Vista Parkway
West Palm Beach, FL 33411-5605
(561) 233-0214 Phone (561) 233-0210 Fax
Rbogatin@pbcgov.org

From: Della Lowery <DLowery@pbcgov.org>
Sent: Thursday, January 16, 2020 9:35 AM
To: Eleni Bikos <eb@fcohenlaw.com>; pbis300@aol.com
Cc: Richard Bogatin <RBogatin@pbcgov.org>
Subject: LIL Food Management, Inc. d/b/a The Hideout Kitchen & Cafe - Board Agenda Item 02/04/20

Good Morning Mr. Petro and Ms. Eleni –

The attached agenda item regarding the Café is schedule to go before the Board on February 4, 2020.

If you have any questions, please feel free to contact me.

THANKS and HAPPY NEW YEAR!



Della M. Lowery
Property Specialist
Palm Beach County Board of County Commissioners
Facilities Development & Operations
Property and Real Estate Management
2633 Vista Parkway
West Palm Beach, FL 33411
email: dlowery@pbcgov.org
Phone: 561-233-0239
Fax: 561-233-0210

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ATTACHMENT 6
Eleni Bikos Timeline
2 Pages

7/31 Della sent us new Lease

08/07 Claudia Narvaez (Architect-Lead Green Associates) came and did a walkthrough

08/22 Claudia Narvaez (Architect-Lead Green Associates) sent us scope of work and proposal for drawings

09/05 After a few changes we told her to proceed with the drawings

9-5/10-2 acquired contractor quotes by three various contractors.

10/2 signed contract with JFB Construction to do the buildout

10/11 Architect sent us email stating she met with plan review and that the bathrooms were not ADA compliant. We were given three options to choose from to make it ADA compliant.

11/5 After altering the bathrooms and revising the drawings, Architect sent the new plans to the City for Plan Review.

11/12 Architect sent us the finalized and approved by the City PDF of the plans

11/12 Sent Della a copy of the Finalized and approved PDF of the plans

11/14 Della replied back to our email saying we received your plans and our reviewing for our approval and that they needed additional info

11/18 received email from contractor (after reaching out to him via phone), that the county was asking for signed contract itemizing buildout

11/26 Resent everything (signed contract and plans and equipment costs

12/04 Richard Bogatin sent us email stating changes the County was asking us to do in regards to the plans we sent. (strobe light, Interior alarm and dumpsters)

12/12 After consulting with Fire Department and our contractor in regards to dumpsters, we responded back to the County (Richard) regarding the changes that were asked

12/18 Richard Bogatin sent us email that after speaking to Ross Herring this is how we should proceed.

12/23 Spoke to Richard Bogatin on various items and agreeing to the changes.

12/30 We submitted letter that Richard Bogatin asked us for in regards to our phone conversation days prior stating that the County stands by us in these decisions and changes and is united with us for the next board meeting in regarding to our Buildout

01/06 Spoke to Contractor about the permitting paperwork and it's status, told us they were working on it

01/13 Contractor asked us for Richard Boagtin's phone number to ask various questions. They said they were still working on permit and would notify us when they were ready. They were unsure of whom needed to sign it, the county or us

- 01/16 Received email from Della attached is the Agenda item stating Motion of Support to extend time of Construction
- 02/03 JFB Constructing reached out to Richard Bogatin in regards to the permit and I believe a few other items (Notice of Commencement, etc)
- 02/04 Spoke to Richard about what happened in Agenda meeting. He said he was in contact with our contractor and various times and all should be OK. Get the permit submitted.
- 02/05 Petro Bikos signed permit and payed the extra fee to have it rushed and JFB Constructing said they would expedite it and submit today

ATTACHMENT 7
City of West Palm Beach Department of Construction Services Permit Statement
1 Page

C I T Y O F W E S T P A L M B E A C H
 Department of Construction Services
 P E R M I T S T A T E M E N T

NOTICE TO ALL APPLICANTS:

KEEP THIS DOCUMENT :

This receipt also serves as your proof of submittal to Construction Services Department, under the application number listed, and on date listed. In order to pick up a permit, once the application has been approved by all affected agencies, you must present this document to the Construction Services Department permit counter.

 * Failure to bring this receipt with you when attempting to pick up *
 * your permit may result in you being denied the ability to *
 * pick up your plans and permit! *

Permit #: 20020292	Permit Type: COM-INT
Site Address: 215 N OLIVE AVE # 110	Contractor: JFB CONSTRUCTION & D
Owner: PALM BEACH COUNTY	Cont Lic #:
Owner Address: 2633 VISTA PKWY	Cont Ph #: (561) 582-9840
Owner Phone #: K 1	Valuation: \$130534
PCN #: 74434321010530010	

Permit Description:
 INTERIOR RENOVATION AS PER PLANS

Date: 02/07/2020 Pay this amount ~~1,519.90~~

Permit Fees:		
100052	BUILDING B VAL > \$1000	2508.01 130033100000322101
12009	FBC B FEE W/PLAN REVIEW	31.60 130000000000208011
12209	BCAIB B FEE W/PLAN REVIEW	47.41 130000000000208010
12309	TRAINING B SURCHARGE	25.08 130033300000322102
FIREB	FIRE PLAN REVIEW B	250.80 001032410000342501
PLANREVB2	PLAN REV B VAL > \$1000	627.00 190033300000322101
ZONREMOON	ZONING REMODEL COMMERCIAL FEE	30.00 001033220000341232

OK TO PAY 1,011.89 *A.M.*