

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: June 3, 2025

[X] Consent

[] Regular

[] Ordinance

☐ **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: a notice to exercise an option to extend the Governmental Center Lease Agreement (R2019-1059) (Lease) with LJL Food Management Inc. d/b/a The Hideout Kitchen & Café (Hideout) for the continued operation of food and beverage services at the Governmental Center Parking Garage located at 215 North Olive Avenue in West Palm Beach, extending the term from August 1, 2024 through July 31, 2029, with a current annual rent of \$23,185.70 (\$1,932.14/month) increasing 2% each year.

Summary: On July 25, 2019, the Board of County Commissioners (BCC) approved the current Lease with Hideout to provide food and beverage services at the Governmental Center Parking Garage for a term of five (5) years at an initial annual rent of \$21,000 (\$1,750/month), with 2% annual rent increases on each anniversary of the commencement date for the duration of the term. The Lease provided Hideout with one (1) option to extend the Lease term for a period of five (5) years. On April 23, 2024, Hideout provided timely notice of its intent to exercise its extension option. This extension extends the Lease Term from August 1, 2024 through July 31, 2029, with a current monthly rental rate of \$1,932.14 in accordance with the terms of the Lease which shall continue to increase 2% each year. All other terms and conditions of the Agreement shall remain in full force and effect. The Property and Real Estate Management Division will continue to have management responsibilities for this lease. **(Property & Real Estate Management) District 7 (HJF)**

Background and Justification: On July 25, 2019, the BCC approved the Lease with Hideout. Florida Statutes do not require a Disclosure of Beneficial Interests to be obtained when the County leases property to a tenant. However, the attached updated Disclosure of Beneficial Interest provides that Petro Bikos now maintains 100% ownership interest of Hideout.

Attachments:

1. Location Map
2. Notice to Exercise Option to Extend
3. Disclosure of Beneficial Interests

Recommended By:

Department Director

Date _____

Approved By:

County Administrator

Date _____

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<u>(\$22,807)</u>	<u>(\$23,263)</u>	<u>(\$23,728)</u>	<u>(\$24,203)</u>	<u>(\$24,687)</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>(\$22,807)</u>	<u>(\$23,263)</u>	<u>(\$23,728)</u>	<u>(\$24,203)</u>	<u>(\$24,687)</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No _____

Does this item include the use of federal funds? Yes _____ No X

Does this item include the use of state funds? Yes _____ No X

Budget Account No: Fund 0001 Dept 410 Unit 4240 Object 6225
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact: The term of this Lease is extended for five (5) years commencing August 1, 2024 through July 31, 2029 with a 2% annual increase. The current annual rent is \$22,731.09 (\$1,894.26/monthly). Total rent from October 01, 2024 to July 31, 2025 is \$18,942.60. Effective August 1, 2025, annual rent will increase to \$23,185.70 (\$1,932.14/monthly) Total rent from August 1, 2025 to September 30, 2025 will be \$3,864.28. Total for FY 2025 is \$22,807.

Fixed Asset Number: _____ PCN Number: 74-43-43-21-01-053-0000

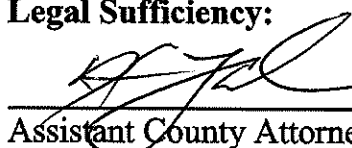
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

ASDCA 4/25/25 Travis Brach 4/25/25
OFMB ESW 4/25/25 Contract Development and Control 267 4/25/25

B. Legal Sufficiency:

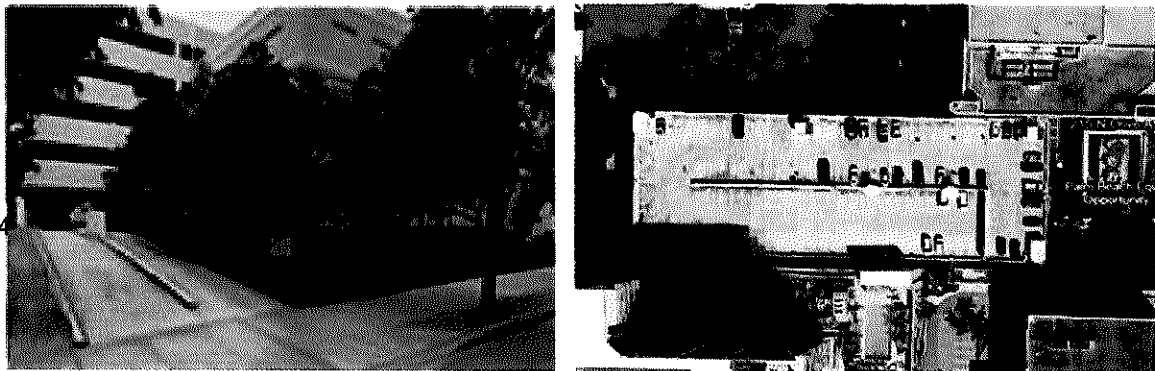
 4/29/25
Assistant County Attorney

C. Other Department Review:

LOCATION MAP
74-43-43-21-01-053-0000



STREET VIEWS:



ATTACHMENT #1

ATTACHMENT #2
Notice to Exercise Option (1 page)

April 23, 2024

Ms. Purvi A. Bhogaita, Director
Property & Real Estate Management
2633 Vista Parkway
West Palm Beach, FL 33411-5605

Subject: LIL Food Management, Inc. Lease Agreement (R2019-1059)
Exercising Option to Extend

To whom it may concern,

Please accept this letter as our right to extend our option to extend the Term of the Lease Agreement for a period of five (5) years under the same terms and conditions as the original Agreement and commencing upon the initial Term of the Agreement or any extension thereof.

Should you need anything further, please do not hesitate to contact us at your earliest convenience.

Looking forward to another fantastic five years

Thanking you in advance for everything,

Petro Bikos

Petro Bikos
Owner

ATTACHMENT #3
Disclosure of Beneficial Interest (3 pages)

TENANT'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared PETRO BIKOS, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President (position - i.e. president, partner, trustee) of LJL Food Management (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Tenant") which entity is providing concession services on the real property legally described on or depicted in the attached Exhibit "A" (the "Premises").
2. Affiant's address is: 215 N. Olive Ave.
Ste 110
WP.B, FL 33401
3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the tenant and the percentage interest of each such person or entity.
4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete, and will be relied upon by Palm Beach County relating to its entering into a Tenant Lease Agreement for the Premises.

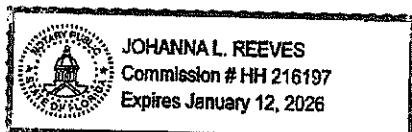
FURTHER AFFIANT SAYETH NAUGHT.

[Signature] Affiant
Print Affiant Name: PETRO BIKOS

The foregoing instrument was sworn to, subscribed and acknowledged before me this 21st day of November, 2024, by PETRO BIKOS who is personally known to me or [] who has produced [] as identification and who did take an oath.

[Signature]
Notary Public

(Print Notary Name)



NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____

EXHIBIT "A"

TENANT'S DISCLOSURE OF BENEFICIAL INTERESTS

PREMISES

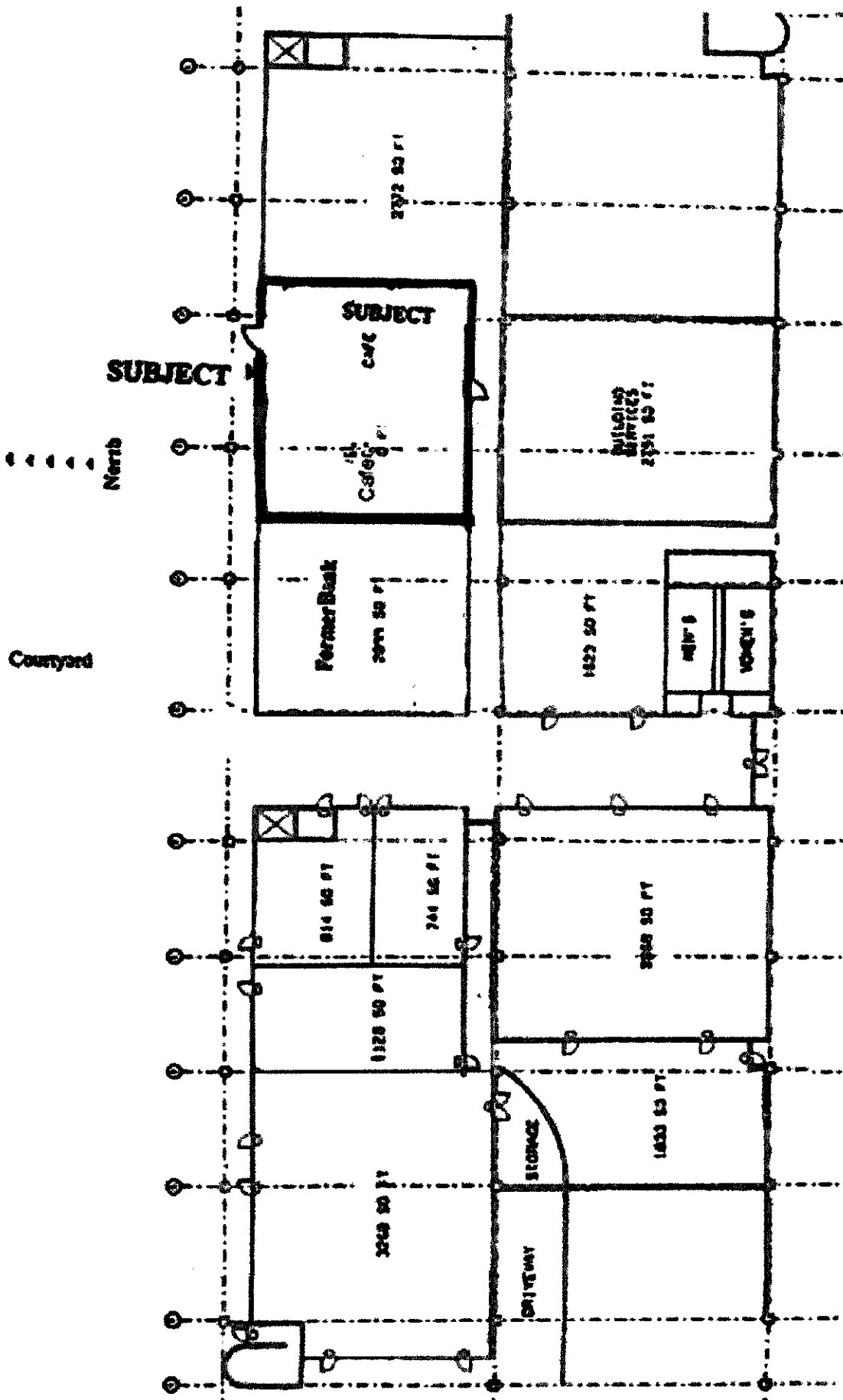


EXHIBIT "B"
TENANT'S DISCLOSURE OF BENEFICIAL INTERESTS

**SCHEDULE TO BENEFICIAL
INTERESTS**

Tenant is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Tenant must identify individual interest holders. If, by way of example, Tenant is wholly or partially owned by another entity, such as a corporation, Tenant must identify such other entity, its address and percentage interest, as well as such information for the individual interest holders of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST
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Petro Bikos	965 Lighthouse Dr. N.P.B., FL 33408	100%
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**NONGOVERNMENTAL ENTITY HUMAN
TRAFFICKING AFFIDAVIT (§ 787.06(13), Fla. Stat.)
THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED**

I, the undersigned, am an officer or representative of Lyl Ford management
(CONTRACTOR) and attest that CONTRACTOR does not use coercion for labor or services as
defined in section 787.06, Florida Statutes.

Under penalty of perjury, I hereby declare and affirm that the above stated facts are true
and correct.

[Signature]
(signature of officer or representative)

Petro Bikos
(printed name of officer or representative)

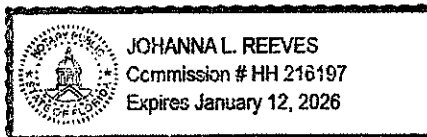
State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization
this, 21st day of November 2024, by Petro Bikos.

Personally known ☒ OR produced identification ☐.

Type of identification produced _____.

[Signature]
NOTARY PUBLIC
My Commission Expires:
State of Florida at large



(Notary Seal)