

Agenda Item No. C - __9__

VILLAGE OF ROYAL PALM BEACH

Agenda Item Summary

AGENDA ITEM: Approval and authorization for the Mayor to execute the “Consent to Assignment of Lease Agreement for Village-Owned Property” in order to assign the current Lease Agreement with Above and Beyond Preschool, LLC to Camellia Drive Holdings, LLC in accordance with Section 6 of the original Lease Agreement.

ISSUE: In 1996, the Village Council approved a five (5) year Lease Agreement with Robinson Day Care, Inc. to use a 728± square foot parcel immediately adjacent to Camellia Park for additional playground space. The additional playground space was needed to meet state standards when the day care increased its enrollment. The Lease Agreement contained an option to renew for additional five (5) year terms.

In 2018, the Village approved an assignment of the Lease Agreement to Above and Beyond Preschool, LLC, the purchaser of the Robison Day Care property, and in 2021, approved the Fifth Addendum to the Lease Agreement to extend the Lease Agreement to July 1, 2026.

Camelia Drive Holdings, LLC purchased the day care in August, 2023, and desires to continue using the Village-owned parcel for additional playground space. The 1996 Lease Agreement provides that the Village must give written consent to any assignment of the Lease Agreement.

RECOMMENDED ACTION: Motion to Approve

Initiator	Village Manager Approval	Agenda Date	Village Council Action
<u>Parks and Recreation Director</u>		<u>11/20/25</u>	<u>Action</u>

**VILLAGE OF ROYAL PALM BEACH, FLORIDA
CONSENT TO ASSIGNMENT OF LEASE AGREEMENT
FOR VILLAGE-OWNED PROPERTY**

1. Kreative Kids Club, Inc., d/b/a KIDS CLUB, a Florida corporation (“Kreative Kids”), as successor in interest to Robinson Day Care, Inc., and the Village of Royal Palm Beach, Florida (“Village”) are parties to that certain Lease Agreement effective July 1, 1996, as amended by that “First Addendum to Lease Agreement” effective July 2, 2001; as further amended by that “Second Addendum to Lease Agreement” effective July 2, 2006; as further amended by that “Third Addendum to Lease Agreement” effective July 2, 2011; as further amended by that “Fourth Addendum to Lease Agreement” effective July 2, 2016; and as further amended by that “Fifth Addendum to Lease Agreement” effective July 2, 2021; (hereinafter collectively referred to as the “Agreement”).
2. Above and Beyond Preschool, LLC is successor in interest to Kreative Kids, pursuant to that Consent to Assignment of Lease Agreement for Village-Owned Property approved by the Village on November 1, 2018.
3. On August 7, 2023, Above and Beyond Preschool, LLC sold its interest in the property known as 672-678 Camellia Drive to Camellia Drive Holdings, LLC, a Florida limited liability company (“CDH”). The property known as 672-678 Camellia Drive is benefitted by the Agreement.
4. Pursuant to Paragraph 6 of the Agreement, the Village hereby consents to the Assignment of the Agreement to CDH due to its taking ownership of the property benefitted by the Agreement.
5. All references in the Agreement to “KIDS CLUB” or “Kreative Kids” shall now refer to the entity known as CDH. CDH shall now be deemed by the Village to be successor in interest to “KIDS CLUB”, “Kreative Kids”, and “Above and Beyond Preschool, LLC” under the terms of the Agreement, and CDH hereby agrees to be bound by all terms contained in such Agreement.
6. Each and every other paragraph and subparagraph of the Agreement shall remain in full force and effect as previously agreed upon.
7. This Consent to Assignment is exclusive to CDH and may not be assigned except with the written consent of the Village.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Assignment as of this ____ day of November, 2025.

VILLAGE OF ROYAL PALM BEACH

Mayor Jeff Hmara

(Village Seal)

ATTEST:

Diane DiSanto, Village Clerk

CAMELIA DRIVE HOLDINGS, LLC

By: Anastasia Vlasiuk
Its: Manager

Signed, Sealed, and Delivered
In the Presence of two (2) Witnesses:

(Corporate Seal)

Witness

Witness

To: Village of Royal Palm Beach
c/o: Mark Pawlowski, Parks and Recreation Director

Subject: Request for Transfer of Lease Agreement

November 3, 2025

Dear Village Of Royal Palm Beach Mayor & Council

I am writing to formally request approval to transfer the existing Lease Agreement for the premises located at 672-678 Camellia Dr. Royal Palm Beach FL 33139 to the new owner of the business. The business, Above and Beyond Preschool, was officially purchased by Anastasiia Vlasuk, Camelia Dr. Holding on August 7, 2023. As part of the sale, the buyer has agreed to assume all rights and responsibilities under the current lease agreement dated November 1, 2018 between Village of Royal Palm Beach and Kreative Kids Club, Inc.

Below are the relevant details of both parties:

Seller:

Above and Beyond Preschool

Neil Kaufman

672 Camellia Dr., Royal Palm Beach, FL 33411

561-951-6800 aboveandbeyond561@gmail.com

Buyer:

Camelia Dr. Holding, LLC

Anastasiia Vlasuk

102 24th Street Apt 1112

Miami Beach FL 33139

786-867-7625 nasturtium7@gmail.com

The buyer has reviewed the existing lease terms and agrees to comply with all lease obligations, including rent payments and property use provisions. We respectfully request your written consent to assign or transfer the lease to the new tenant effective November 5, 2025.

Please let us know if you require any additional documentation such as the purchase agreement, financial statements, or identification details of the new tenant. We are prepared to provide all necessary information promptly to facilitate the approval process.

Thank you for your attention and assistance in processing this request. We look forward to your confirmation of consent for the lease transfer.

Sincerely,



Anastasiia Vlasuk, Owner

Camelia Dr. Holding, LLC

672-678 Camellia dr. Royal Palm Beach, FL 33411

561-793-6533 aboveandbeyondpreschoolfl@gmail.com