

Re: Application for a Bar at 504 Angela St.

To: The Planning Board—City of Key West

Date Delivered to the City—May 22, 2016

Dear Planning Board,

The property at 504 Angela St. was owned by my mother, Rosa Lee Perez, at the time of her death. When my mother died the title to the property passed to the Rosa Lee Perez Trust. I am Rose Cecille Bick, a Trustee of my mother's Trust under the Declaration of Trust as shown in the Property Appraiser's file. The property is not owned by any of those claiming to be the owner in the application. Neither do they represent the Trust.

I have not been consulted by the applicants nor have I consented to the proposed Bar or any improvements to the properties shown above. The property is under a lease. A Bar is contrary to the lease. Furthermore, I oppose the project and intend to take legal action if the project is approved. If any representative of mine has consented to the current project I withdraw that consent. Please send to me any evidence of consent by the true owners/lessors.

Very Truly Yours, .

A handwritten signature in cursive script that reads "Rose Cecille Bick".

Rose Cecille Bick.
3746 PAULA AVE
KEY WEST, FL 33040

Patrick Wright

From: George Wallace
Sent: Tuesday, May 24, 2016 4:29 PM
To: Patrick Wright; Michael B. Ingram
Cc: Thaddeus L. Cohen; Shawn D. Smith
Subject: RE: 504 Angela - Ownership Item 9 on Planning Board Agenda 5.26.16

Patrick:

I have now received and reviewed the following:

Larry's email of December 6, 2013 summarizing his previous review of the underlying 99 year lease from Ms. Perez to Seymour Rubin which is now held by Mirador Del Mar, LLC the applicant for item 9 of the agenda;

The letter written by Rose Bick, the apparent trustee of the trust which now owns the property subject to the lease, in which she objects to the current item on the agenda as being in violation of the lease;

The lease contains language requiring the lessee or its assigns to hold the lessor harmless for "damages or penalties arising from the sale or giving away of any intoxicating liquors on or about the said premises."

I have found no prohibition to the property's use as a bar.

I agree with Larry's position that Mirador Del Mar, LLC can put forth the pending application.

Thanks
George

From: Patrick Wright
Sent: Tuesday, May 24, 2016 10:34 AM
To: Michael B. Ingram <mingram@K2Mdesign.com>
Cc: George Wallace <gwallace@cityofkeywest-fl.gov>; Thaddeus L. Cohen <tcohen@cityofkeywest-fl.gov>
Subject: 504 Angela - Ownership

Michael,

Please see the attached document the Planning Department received yesterday from the Rosa Lee Perez Trust. I have reviewed the ownership information with the Assistant City Attorney George Wallace and he agrees that authorization from the trust will be required. I know you and Larry had met on more than one occasion regarding this issue. Please coordinate with representatives of the trust as well as the City Legal Department to rectify this matter. Until this issue is resolved and proper authorization is provided the item will be postponed from the 5-26-16 Planning Board meeting.

Patrick Wright, Planner II

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