



City Attorney

March 27, 2023

Via E-mail [rodney.subculture@gmail.com](mailto:rodney.subculture@gmail.com)  
and [shaunz@subculturegroup.com](mailto:shaunz@subculturegroup.com)

Via Hand Delivery to:  
Tabac West Palm Beach, Inc.  
509 Clematis Street  
West Palm Beach, FL 33401

Re: Amended Revocable Permit and License for Use of City Property  
WPB File No. 19-16366.001

To Whom it May Concern:

Please accept this letter as the City's Notice of Termination of the Amended Revocable Permit and License for Use of City Property, located in the 500 block of Clematis Street adjacent to 509 Clematis Street, dated September 16, 2019, as amended ("License").

The City has the right to terminate the License with or without cause and for its convenience with 5 days' written notice. The City elects to terminate the License for its convenience effective April 2<sup>nd</sup>. While not required, the termination is also supported by the fact that Tabac West Palm Beach Inc.'s use of the licensed area is not compatible with the use of a pedestrian walkway and Tabac West Palm Beach, Inc., has failed to meet conditions of the License including but not limited to:

- Failure to maintain an 8 foot wide clear pedestrian pathway at all times
- Change in approved site plan without required written approval by the City
- Storage of dumpster and other materials on the licensed area
- Failure to maintain, clean, and keep the licensed area in good repair at all times.

Pursuant to paragraph 2.1 of the License, the Licensee shall restore the property to its original condition or to a better condition than at the time of issuing the License. Should any personal property remain within the licensed area on April 2<sup>nd</sup>, the City will remove the property from the previously licensed area.

Please govern yourselves accordingly.

Sincerely,

  
Kimberly L. Rothenburg, City Attorney

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