

**CITY OF CORAL GABLES**  
**- MEMORANDUM -**

**TO:** Peter Iglesias  
City Manager

**FROM:** Ramon Trias, AIA AICP LEED AP *RT*  
Assistant Director of Development Services for Planning and Zoning

**DATE:** May 16, 2019

**SUBJECT:** Mankind Grooming & Services

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Mankind Grooming & Services located at 290 Aragon Avenue has requested the ability to sell beer and wine for consumption on premise (2COP) as incidental to the primary function of the business which is a barbershop and spa for men, a non-restaurant facility. Per Section 6-4(a)(4) of the City Code, a non-restaurant facility must receive approval from the City Commission after administrative review from the City Manager and meet the requirements set forth in the City Code:

1. *That the nonrestaurant facility shall have a valid certificate of use and occupational license.*
2. *The sale of alcoholic beverages and intoxicating liquors shall be only incidental to the primary function of the facility.*
3. *Permanent bars or counters with a surface area not exceeding 45 square feet shall be permitted.*
4. *Total receipts from the sale of alcoholic beverages and intoxicating liquors shall not exceed 25 percent of the total annual gross receipts of any nonrestaurant facility. It shall be the responsibility of the nonrestaurant facility to maintain records open for inspection by the city to demonstrate compliance with this requirement.*
5. *Nonrestaurant facilities holding a state retail beverage or retail liquor store license shall always be subject to inspection by the city manager or his or her designee for the purpose of determining that such nonrestaurant facilities are in compliance with the existing requirements.*

Staff has reviewed the application and it complies with the requirements of the code. In order to obtain license from the State to be able to sell beer and wine for consumption on premise (2COP), the Applicant is requesting your review and approval by the City Commission.

**Attachment:**

- A. Letter of intent
- B. Certificate of Use
- C. Floor Plan
- D. Survey

c: Suramy Cabrera, Development Services Director  
Devin Cejas, Deputy Development Services Director | Zoning Official  
Charles Wu, Asst. Dev. Services Director for Administration and Quality Assurance & Concurrency Administrator



City Commissioners,

As I look ahead with excitement to enter this wonderful city, I would like to introduce my brand in hopes of you understanding the company we are. Now 14 years in downtown Fort Lauderdale, we have often been referred to as an institution ingrained in the fabric of the community. This is what I seek to accomplish in the city beautiful.

ManKind is a high end luxury Barbershop & Spa for men who seek an experience filled with great atmosphere and quality. Over the years we have built a clientele filled with leaders in our community and we have grown with them and their families to provide generational relationships... Grandfathers, to sons, to grandsons. We have become a weekend destination for families who stop here first for a father son experience and then head to Las Olas to enjoy shopping with the entire family. This is what we plan on repeating in Coral Gables and Miracle Mile.

In addition to the exceptional service we provide, my team has worked diligently to create a unique and comfortable environment in which our customers can enjoy the "ManKind" experience – an experience which includes the ability to purchase and enjoy a beer or a glass of wine while during their time with us. In our Ft. Lauderdale flagship, we secured the necessary license that enables us to provide this extra offering within the legal regulations of the city, and hope to qualify for the same here.

Aside from being an ancillary use that enhances our overall offering, a 2cop license provides some additional revenue to allow us to control the expense of which can be very costly in these high-street markets. As I understand retail beer and wine sales are frowned upon outside of dedicated bar and restaurant venues, I want to assure you this is simply a need to provide a broader list of beverages to our clients and helps in providing the experience that is part of our brand. We fit squarely into the description of Municipality Code 1958, § 4-2; Code 1991, § 4-2 and will comply with the conditions outlined within. We believe we define the intended use and ask you grant us permission to obtain a 2cop.

In our more than 14 years history in Fort Lauderdale we have never had any issues or violations related to our sale of beer and wine. Possessing a 2cop grants us the ability to work with quality vendors thru distribution and the companies directly which adds value to our brand and helps create control and parameters that also validates who we are as a company to our clients.

I thank you in advance for your consideration and I am happy to address directly any concerns or questions you might have. I look forward to becoming a long standing institution in the city of Coral Gables and take great pride in the opportunity.

Sincerely,

Lee Garipoli - Owner

A handwritten signature in dark ink, appearing to read 'Lee Garipoli', written in a cursive style. The signature is positioned below the typed name.

Development Services/Concurrency Office  
427 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134  
305-460-5236  
www.coralgables.com

### City of Coral Gables Certificate of Use



Activity # \_\_\_\_\_  
Permit # \_\_\_\_\_  
Certificate of Use # \_\_\_\_\_  
Check # & Date \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

Contact Name: Martha Melgarejo Email: melquis2000@gmail.com Cell # 786-77-941  
Business Name: Mankind Grooming & Service DBA Name: Mankind Grooming & Service  
Business Address: 290 Aragon Avenue Unit/Suite #: \_\_\_\_\_ Zip Code: 33134  
Mailing address if different from above: 340 Jefferson Ave, Miami  
Square footage of Unit/Suite: 2,170 Prior Tenant: Boston Art LLC  
Nature of Business (description of type of business proposed, type of merchandise carried or nature of services rendered):  
Adding Beer & wine served inside Barbershop only  
no massage

Permit Number (if there was renovation, expansion, establishment of use, or new construction) \_\_\_\_\_

Signature of applicant verifies the above information is true and correct and subject to the City's False Claim Ord. (Chapter 39 City Code). I understand the conditions under which my Certificate of Use (CU) is being approved and accept that no changes or refunds can be made once issued. I am authorized to sign for the business and understand that any misrepresentation of information on this application may result in the revocation of the CU and/or possible enforcement action being initiated against the business and/or its authorized representatives.

Please remit a \$114.19 non-refundable processing fee via check payable to the "City of Coral Gables" to process the application.

Date: 12/01/19 Print Name: Martha Melgarejo Signature: X [Signature]

**TO BE COMPLETED BY DEPARTMENT STAFF ONLY**

Folio #: 0341080063600 Lot: 142 Block: 37 Sect.: K  
Proposed Use: Retail Service Prior Use: Retail Existing Zoning: C  
Restrictions: \_\_\_\_\_

Approved  Required parking provided \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Denied Notes: \_\_\_\_\_



W/S, NO COI  
PREV: BARBERSHOP (2019-OL-00931)  
2019-A-0115B

- ① ALLOCATION LETTER
- ② VERIFICATION FORM

**D.E.R.M. USE ONLY:**

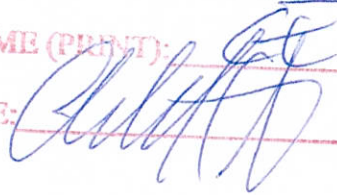
2019-OL-01995

**DERM  
PLAN REVIEW  
FINAL  
APPROVAL**

**DIVISION OF ENVIRONMENTAL  
RESOURCES MANAGEMENT**

NAME (PRINT):

SIGNATURE:

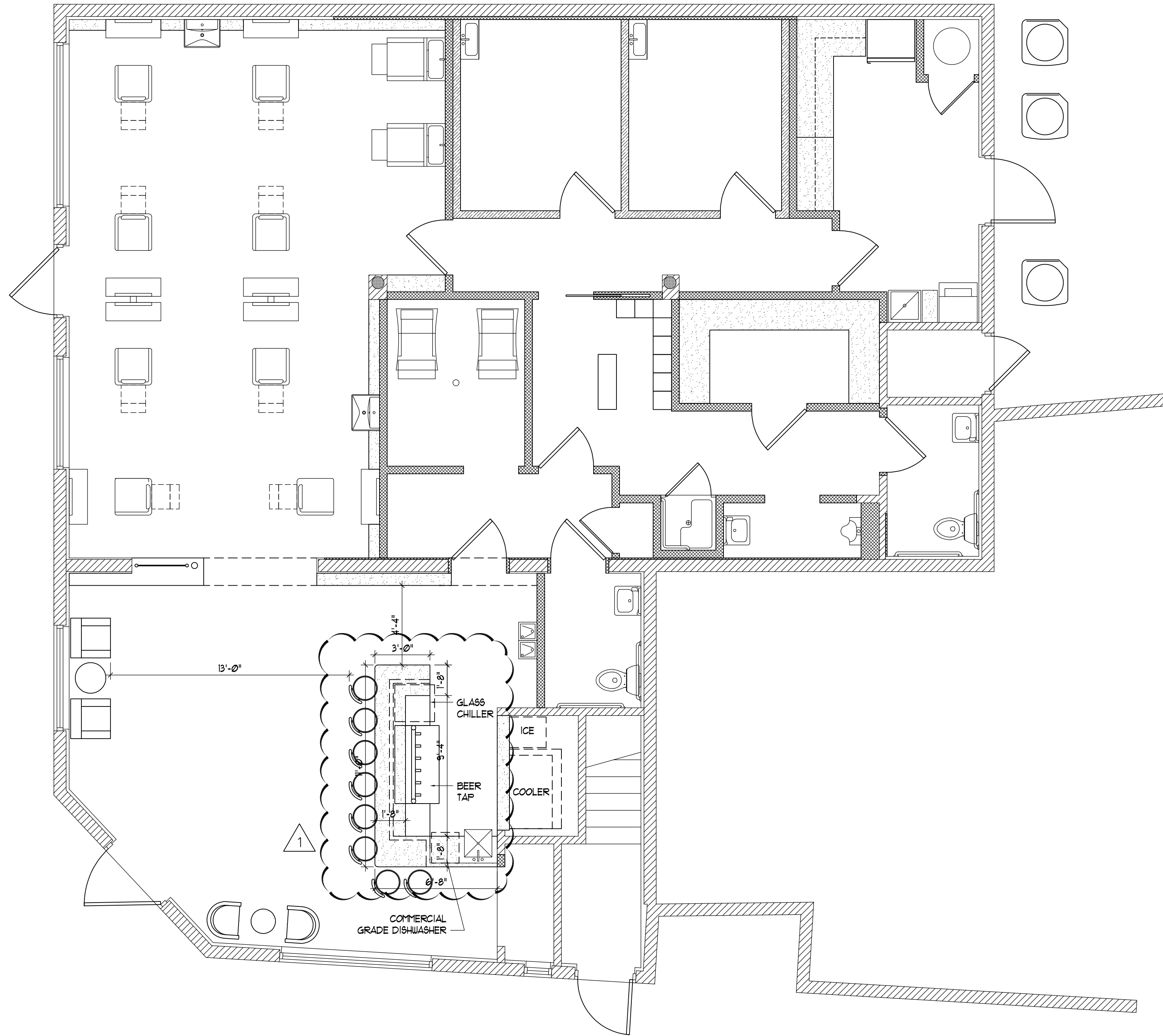


DATE:

4-17-2019

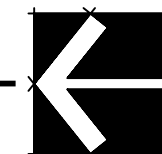


296 ARAGON AVENUE  
CORAL GABLES, FL 33134



SEATING PLAN

SCALE: 1/4"=1'-0"



TENANT IMPROVEMENT FOR:

**ManKind**  
290 ARAGON AVENUE  
CORAL GABLES, FLORIDA 33134



BLDG DEPT COMMENT  
000019

PETE MEADOR EBERSOLE  
AR0011636

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
GOVERNMENTAL PROCESSING  
AA28001446  
LCC000237  
ARCHITECTURAL ALLIANCE  
100 W. FLORISSANT BLVD., SUITE 100  
CORAL GABLES, FLORIDA 33134  
TEL: (305) 764-5555 FAX: (305) 764-0731 E-MAIL: architect@archall.com

project name

sheet description

PLAN

release date

10/12/18

project number

18123

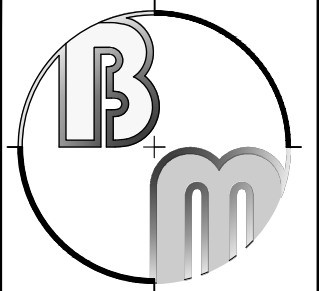
drawing number

BP-1

seal

revision dates

# LIQUOR SURVEY



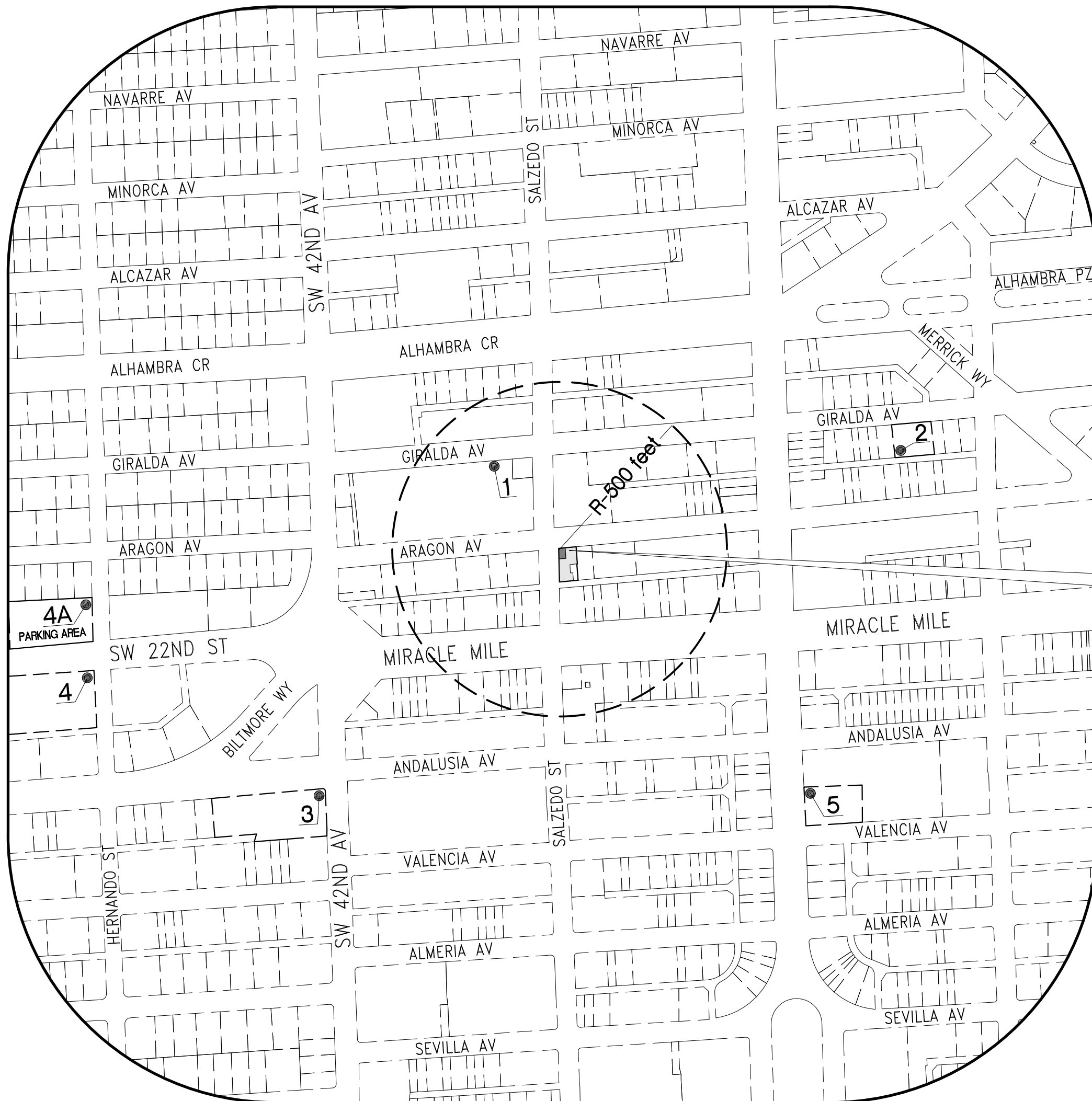
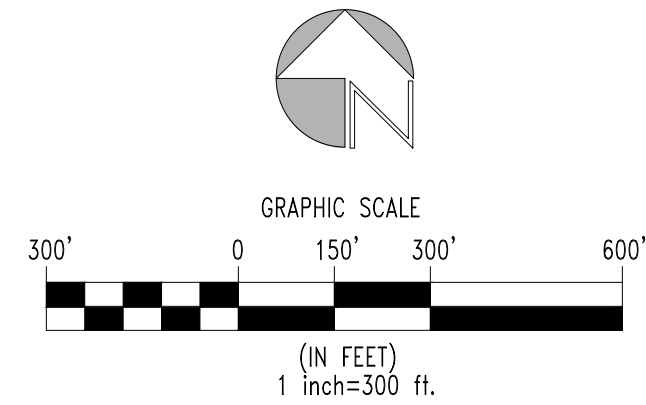
designGroup

SURVEYORS  
MAPPERS | LAND PLANNERS

p: (305) 551-8511  
(786) 877-7176

a: 15045 SW 26th Terrace,  
Miami, FL 33185-5617

e: bmdesigngroup@gmail.com



**SUBJECT PROPERTY**  
290 ARAGON AVENUE,  
CORAL GABLES, FL 33134

**ADDRESS OF PROPOSED LIQUOR SURVEY**

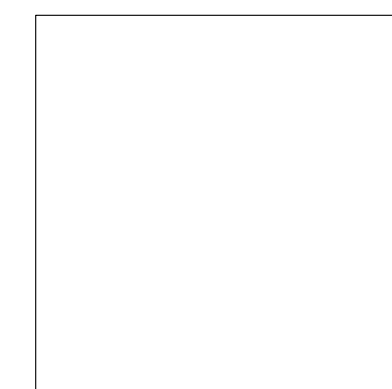
290 ARAGON AVENUE, CORAL GABLES, FL 33134

**SURVEYOR REPORT and NOTES**

- THIS IS NOT A BOUNDARY SURVEY, THIS IS LIQUOR SURVEY FOR PROPOSED LIQUOR LICENSE.
- DATE OF SURVEY: 03-23-2019.
- ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS NOT A RELIGIOUS INSTITUTION WITHIN 500 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED FROM THE NEAREST PROPERTY LINE OF THE BUILDING SITE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A RELIGIOUS INSTITUTION.
- ACCORDING TO MEASUREMENTS TAKEN AT THE SITE THERE IS NOT A SCHOOL WITHIN 500 FEET ALONG THE STRAIGHT LINE, MEASURED AND COMPUTED FROM THE NEAREST PROPERTY LINE OF THE BUILDING SITE OF THE PROPOSED PLACE OF BUSINESS TO THE NEAREST POINT ON A PARCEL OF LAND OCCUPIED BY A RELIGIOUS INSTITUTION. HOWEVER, THE CORAL GABLES PRESCHOOL, IS LOCATED AT 331 FEET MORE OR LESS (SEE TABLE BELOW-LEFT, ITEM No.1).
- LIQUOR LICENSING TYPES SHOWN HEREON (IF THERE ARE ANY) ACCORDING TO FLORIDA DEPARTMENT OF BUSINESS PROFESSIONAL REGULATION, IN CASE OF A DISCREPANCY, HAS BEEN PROVIDED AND VERIFIED BY THE CLIENT OR LAWYER COMPANY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR' SEAL.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY, THAT THE ATTACHED "LIQUOR SURVEY" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.



DATE:  
This item has been digitally signed and sealed by Francisco L Nunez, Jr, PSM, on the date adjacent to seal  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Francisco L. Nunez Jr.**  
PROFESSIONAL SURVEYOR AND MAPPER No.6382  
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ITEM No.	ADDRESS	NAME	LICENSE TYPE	STATUS	DISTANCE (Along the Straight Line)
1	320 GIRALDA AVENUE, CORAL GABLES, FL 33134	CORAL GABLES PRESCHOOL		ACTIVE	331 FEET ±
2	120 GIRALDA AVENUE, CORAL GABLES, FL 33134	CHURCH OF SCIENTOLOGY		ACTIVE	1,039 FEET ±
3	410 ANDALUSIA AVENUE, CORAL GABLES, FL 33134	FIRST CHURCH OF CHRIST SCIENTIST		ACTIVE	1,004 FEET ±
4	536 CORAL WAY, CORAL GABLES, FL 33134	FIRST UNITED METHODIST CHURCH OF CORAL GABLES		ACTIVE	1,438 FEET ± (TO POINT 4) 1,404 FEET ± (TO POINT 4A)
5	2255 PONCE DE LEON BLVD., CORAL GABLES, FL 33134	EARLY LEARNING COALITION		ACTIVE	1,019 FEET ±

RECORD OF REVISION	Description	Date	No.:

Project Name:	LIQUOR SURVEY
Type of Project:	LIQUOR SURVEY
Project Address:	290 ARAGON AVENUE, CORAL GABLES, FL 33134
Folio No(s):	03-4108-006-3600

Scale:	As shown
Drawn By:	BM
Checked By:	FN
Field Date:	March 23/2019
Drawn Date:	March 26/2019
F.B./PG.:	BM1-124/FILE
Prepared for:	290 ARAGON LLC
Project No.:	19-0525
Sheet:	1 of 1