



**The City of Coral Gables**  
**Certificate of Use**

CERTIFICATE NO: CU-0000021822

DATE ISSUED: 11/26/24

INVOICE NO: 00300858

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 1300 PONCE DE LEON BLVD  
Suite #: 103/104  
City: CORAL GABLES  
State: FL  
ZIP Code: 33134

Legal Desc: 1300 PONCE CONDO UNIT RETAIL 103 & RETAIL 104  
(03-4108-123-1290) - UNDIV 2.4753% INT IN COMMON ELEMENTS OFF  
REC 26953-3385

Folio Number: 03-4108-123-1280  
Square Footage: 5959  
Proposed Use: INDOOR GOLF FACILITY - GOLF LESSONS - GOLF APPAREL &  
MERCHANDISE

Zoning District: MX3  
Land Use Designation: COMMERCIAL HIGH RISE INTENSITY  
Complies with Use: Y  
Complies with Concurrency: Y  
Complies with Parking: Y

Action: APPROVED


Comments: INDOOR GOLF FACILITY - GOLF LESSONS - GOLF APPAREL &  
MERCHANDISE - APPROVED BY DERM - MU24008725

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

SCORING CLUB LLC  
3504 SOLANA RD

MIAMI, FL 33133

Expiration Date: 11/25/25

  
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**Arceli Redila**  
Zoning Administrator