

FROM: Emre Pars/ Owner Coco Cigars II Inc.  
Shops at Merrick Park  
320 SAN LORENZO AVE #1250  
Coral Gables, FL, 33146



TO: City of Coral Gables  
Zoning Administrator  
Planning & Zoning Division  
Development Services  
City of Coral Gables

Subject: Letter of Intent to allow a non-restaurant facility beer and wine and outdoor seating per Per Section 6-4(a)(4) of the City Code  
RE: Coco Cigars II 320 San Lorenzo Ave #1250 Shops at Merrick Park  
District: District: #7 Commissioner:Raquel Regalado  
Folio: 03-4120-067-0030

To whom it may Concern:

Please accept this Letter of Intent for review to allow Coco Cigars II an exception to allow a non-restaurant facility to serve beer and wine and have a small outdoor seating for out customers enjoyment per Section 6-4 (a)(4) at our Cigar Lounge located on the first floor of Shops at Merrick Park Suite #1250 .

Our intent is to apply for an Alcohol Service Establishment for the authorization to include the sale of on premises alcoholic beverages service for our upscale cigar lounge to include to the primary use of the sale of premium cigars and tobacco products and accessories as well as alcohol and non-alcoholic beverages, ready serve foods, (no cooking to be done on premises) as an accessory use that is meant to compliment the cigar enjoyment.

This type of establishment will bring tourist & local revenue to the area and options for people with different interests. This would be good for the area as well as increase our sales to help keep our business stay open. With the City's approval we can proceed with the process of our DBPR State 2-COP License to service beer and wine at our establishment. We have applied for the Certificate of Use with City of Coral Gables Customer # 249885 and Miami Dade County CERT NO: 22095671MU PROCESS NO: MUA22095671

- TOTAL RETAIL SALES AREA: 416 S.F
- NET OCCUPIABLE FLOOR AREA 61 S.F.
- OCCUPANT LOAD: 5 OCCUPANTS
- OUTDOOR SEATING AREA 288 S.F. 12 SEATS (inside mall private property)
- The sale of alcoholic beverages shall be only incidental to the primary function of the facility.
- Permanent bars or counters with a surface area not exceeding 45 square feet shall be permitted.
- Total receipts from the sale of alcoholic beverages and intoxicating liquors shall not exceed 25 percent of the total annual gross receipts.
- Non-restaurant facilities shall hold a state retail beverage license.

Please help us to proceed with the approval of this matter. Your help is appreciated if you need any other information, please contact [emre@cococigars.com](mailto:emre@cococigars.com) /954.663.6377.

Sincerely,

  
Emre Pars (Oct 3, 2022 15:34 EDT)

Oct 3, 2022

Emre Pars  
Coco Cigars







# LETTER OF INTENT COCO CIGARS II

Final Audit Report

2022-10-03

Created:	2022-10-03
By:	Carol Judd (carol@rightowayconsultants.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI1Z-2gkdnKWRZCQf9ztl0wYrLMGdDSZS

## "LETTER OF INTENT COCO CIGARS II" History

-  Document created by Carol Judd (carol@rightowayconsultants.com)  
2022-10-03 - 6:16:22 PM GMT- IP address: 98.55.190.253
-  Document emailed to emre@cococigars.com for signature  
2022-10-03 - 6:16:44 PM GMT
-  Email viewed by emre@cococigars.com  
2022-10-03 - 7:33:34 PM GMT- IP address: 66.229.90.93
-  Signer emre@cococigars.com entered name at signing as Emre Pars  
2022-10-03 - 7:33:59 PM GMT- IP address: 66.229.90.93
-  Document e-signed by Emre Pars (emre@cococigars.com)  
Signature Date: 2022-10-03 - 7:34:01 PM GMT - Time Source: server- IP address: 66.229.90.93
-  Agreement completed.  
2022-10-03 - 7:34:01 PM GMT