

**CITY OF CORAL GABLES, FLORIDA**  
**NOTICE OF APPEAL FROM A NEGATIVE**  
**CONCURRENCY DETERMINATION**

In accordance with Article 3, Division 6, Section 3-603 of the Coral Gables "Zoning Code", Robert Espinosa, Applicant, has filed an Appeal to the Coral Gables City Commission, from a negative Concurrency determination which was made by the Concurrency Administrator on September 11, 2008, wherein there was a denial of a request (pursuant to Ordinance No. 1525 of the Coral Gables "Zoning Code"), as a permitted use, as outlined under the Applicant's Proposal:

**APPLICANT'S PROPOSAL:** Request for the opening of a body arts (i.e. tattoo parlor) studio, because it is believed that this type of shop falls under the new Zoning Code's definition for "problematic use" for the subject property legally described as Coral Gables Granada Section, Lot: 3, Block 50, P/B: 8-113 (5258 S.W. 8<sup>th</sup> Street).

This appeal will be heard at the regular City Commission meeting in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida on Tuesday, October 14, 2008, beginning 9:00 a.m.

Pursuant to Section 286.0105, Florida Statutes (2008), anyone wishing to appeal any decision made by the City Commission shall be required to ensure that a verbatim record of the proceedings are made, including all testimony and evidence upon which an appeal may be based.



WALTER J. FOEMAN  
CITY CLERK

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (A.D.A.), ANY PERSON REQUIRING SPECIAL ACCOMODATIONS FOR PARTICIPATION IN THE MEETING DUE TO A DISABILITY, SHOULD CONTACT MARIA ALBERRO JIMENEZ, ASSISTANT CITY MANAGER, (305) 460-5202, WITH ANY REQUESTS FOR AUXILIARY AIDS OR SERVICE, NO LESS THAN FIVE WORKING DAYS PRIOR TO THE MEETING.

CARLOS JOSE MARADIAGA  
Property Owners Data Researcher  
290 West Park Drive #204  
Miami, Florida 33172

( 305 ) 207-1412

Date: September 25, 2008

Number of Owners: 203 ( Including Subject's )

## COVER LETTER & CERTIFICATION

To: CITY OF CORAL GABLES  
BUILDING, ZONING DEPARTMENTS  
AND / OR BOARD OF ADJUSTMENT  
CORAL GABLES, FL 33134

RE: Property Owners Within 1000 Feet of:  
ADD: 5256-5258 / SW / 8<sup>TH</sup> / ST /  
(Parcel is listed as 5256 SW 8<sup>th</sup> St.)  
Legal: CORAL GABLES GRANADA SEC  
PB 8-113  
LOT 3 BLOCK 50 LOT SIZE 50.000 X 109  
AS DESCRIBED IN EXHIBIT "A"  
County of Miami-Dade, Florida

I hereby certify that I have prepared the attached mailing list, which is a complete list of all property owners who live ( or own ) within ( 1000' 0" ) one thousand feet of the property legally described above, which is located at the address listed above; all of which is according to the latest ad valorem tax records.

Sincerely,

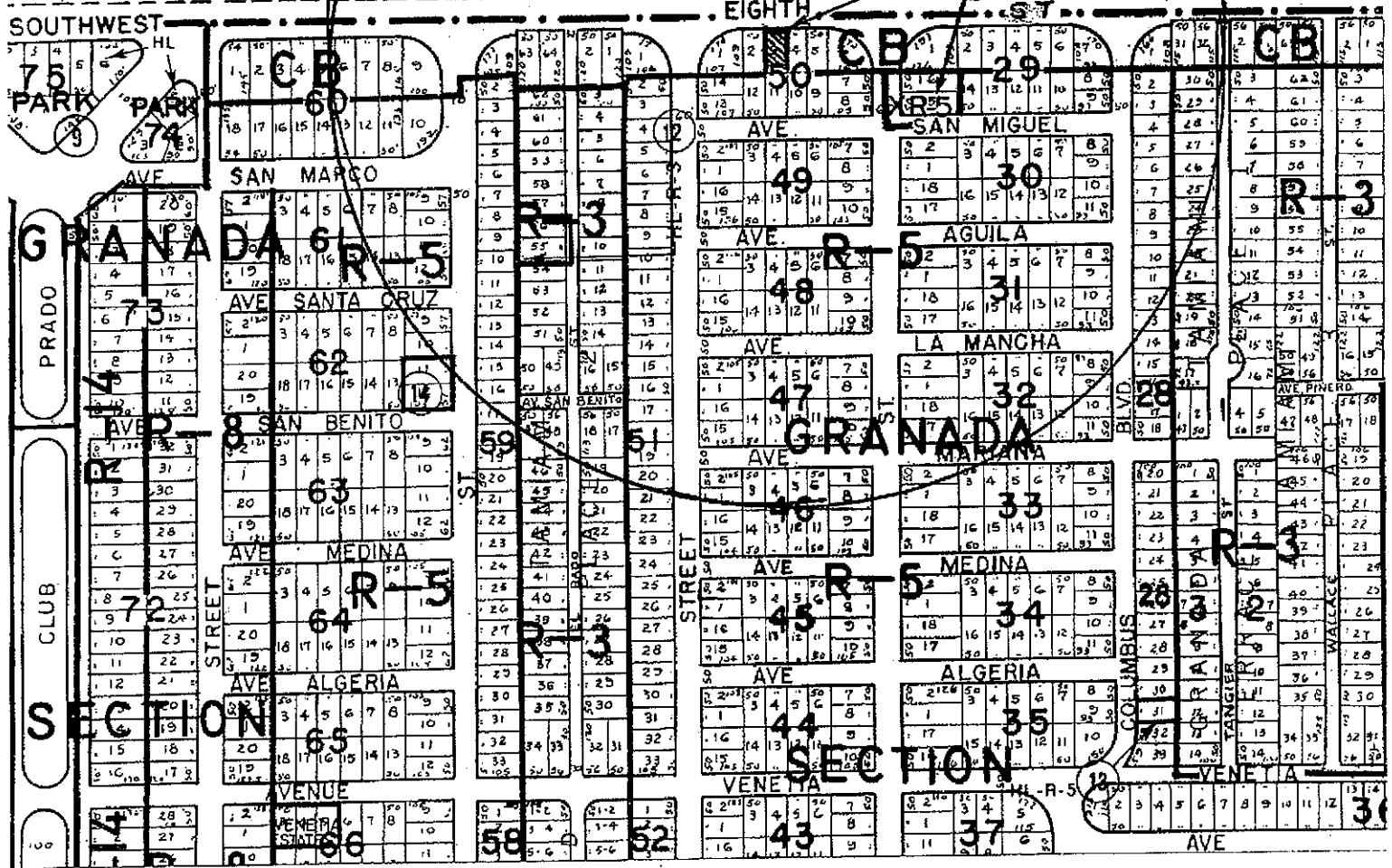
  
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Carlos Jose Maradiaga, Data Researcher

Note: Unless otherwise specified, all property owners are listed in numerical order by folio no.

Cc: ESPINOZA /

CITY OF MIAMI

1000' R. T.Y.P.



1,000 FOOT RADIUS MAP

APPROX. SCALE: 1" = 400'

PROPERTY ADDRESS:

RE: Property Owners Within 1000 Feet of:

ADD: 5256-5258 / SW / 8<sup>TH</sup> / ST /  
(Parcel is listed as 5256 SW 8<sup>th</sup> St.)

PROPERTY LEGAL:

Legal: CORAL GABLES GRANADA SEC

PB 8-113

LOT 3 BLOCK 50 LOT SIZE 50.000 X 109

AS DESCRIBED IN EXHIBIT "A"

County of Miami-Dade, Florida

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