



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

CERTIFICATE NO: CU-0000020975

DATE ISSUED: 09/21/22

INVOICE NO: 00273972

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: 320 SAN LORENZO AVE
 Suite #: 1250
 City: CORAL GABLES
 State: FL
 ZIP Code: 33146-1845

Legal Desc: MERRICK PLAT PB 168-022 LOT 4 BLK 1 LOT SIZE 511185 SQ FT M/L
 FAU 03-4120-017-1470 BLDG AU 03-4120-067-0041

Folio Number: 03-4120-067-0040
 Square Footage: 416
 Proposed Use: CIGAR STORE & ACCESSORIES

Use District: INDUSTRIAL DISTRICT
 Land Use Designation: RETAIL SALES AND SERVICES
 Complies with Use: Y
 Complies with Concurrency: Y
 Complies with Parking: Y

Action: APPROVED

Comments: RETAIL - CIGAR STORE & ACCESSORIES - NO FOOD HANADLING -
 NO FOOD PREPARATION & NO COOKING ALLOWED - DRY USE ONLY
 PER DERM - MUA22095671 - NO ALCOHOL

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".

COCO CIGARS
 320 SAN LORENZO AVE
 1250
 CORAL GABLES, FL 33146-1845

Expiration Date: 09/20/23

Issued by Kathy Arguinzoni

Charles Wu
 Concurrency Administrator



MIAMI-DADE COUNTY
APPROVAL OF MUNICIPAL APPLICATION
FOR CERTIFICATE OF USE OR BUSINESS LICENSE

FOLIO: 0341200670040
 ZONING DISTRICT: M
 MUNICIPAL APPLICATION NO:

CERT NO: 22095671MU
 DATE OF ISSUANCE: September 20,2022
 PROCESS NO: MUA22095671

THIS APPROVAL MUST BE POSTED ON PREMISES

CORP NAME / DBA: COCO CIGARS II
 BUSINESS ADDRESS: 320 SAN LORENZO AVE UNIT #1250
 BUSINESS USE: RETAIL SALES - STORE
 USE SPECIFICS: RETAIL CIGAR STORE SELLING CIGAR ACCESSORIES
 LEGAL DESCRIPTION: MERRICK PLAT PB 168-022 T-21692 LOT 4 BLK 1 LOT SIZE 511185 SQ FT M/L
 FAU 03-4120-017-1470 BLDG AU 03-4120-067-0041

----- **CONDITIONS** -----

- (DECU) NO FOOD HANDLING/NO FOOD PREPARATION/NO COOKING
- (DECU) DRY USE ONLY
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE IS VALID FOR AN UNLIMITED TIME OR AS INDICATED BELOW PROVIDED THERE ARE NO CHANGES TO THE USE, BUSINESS NAME OR OWNERSHIP; OR EXPANSIONS, ALTERATIONS OR ADDITIONS TO THE APPROVED USE. ALL CHANGES LISTED ABOVE WILL REQUIRE ISSUANCE OF A NEW CERTIFICATE OF USE.
- (RER) THIS MIAMI-DADE APPROVAL OF A MUNICIPAL CERTIFICATE OF USE DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
- (RER) YOU ARE ALSO REQUIRED TO ALLOW MIAMI-DADE COUNTY INSPECTORS ACCESS AT ANY REASONABLE TIME TO CONDUCT AN INSPECTION.