



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

CERTIFICATE NO: CU-0000020810

DATE ISSUED: 04/14/22

INVOICE NO: 00263796

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: 4704 S LE JEUNE RD
 Suite #:
 City: CORAL GABLES
 State: FL
 ZIP Code: 33146-1817

Legal Desc: 20-54-41 PB 28-31 CORAL GABLES RIVIERA SEC1 REV LOTS
 14-15-16-17 & N17FT LOT 18 BLK 31 LOT SIZE 117 X 100 OR
 19841-2400 THRU 2402 0801 4 COC 23006-1056 23516-4608 0105 1

Folio Number: 03-4120-022-3370
 Square Footage: 538
 Proposed Use: GOURMET MARKET - PACKAGED MEAT - SPICES - CAVIAR - OILS - ETC.

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

Action: APPROVED

Comments: RETAIL OF PACKAGED FOOD PRODUCTS - NO FOOD HANDLING - NO FOOD PREPARATION & NO COOKING - DRY USE ONLY PER DERM - MUA22092320 - ALCOHOLIC BEV LIC REQ'S SEPARATE APPROVAL

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".

SHADOW MARKET LLC
 4704 S LE JEUNE RD

Expiration Date: 04/13/23

CORAL GABLES, FL 33146-1817

Issued by Kathy Arguinzoni

Charles Wu
 Concurrency Administrator