



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

CERTIFICATE NO: CU-0000020667

INVOICE NO: 00262279

DATE ISSUED: 12/13/23

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: 1522 PONCE DE LEON BLVD  
 Suite #:  
 City: CORAL GABLES  
 State: FL  
 ZIP Code: 33134-4010

Legal Desc: CORAL GABLES DOUGLAS SEC PB 25-69 LOT 10 & LOT 11 BLK 35 LOT SIZE 110.000 X 105 OR 11754-1946 0383 6 COC 26418-0636 05 2008 5

Folio Number: 03-4108-009-3640  
 Square Footage: 1310  
 Proposed Use: NAIL SALON

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

Action: APPROVED

Comments: NAIL SALON - DRY USE ONLY PER DERM - MUA22001548

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".

MY AGNES LLC  
255 SW 11 ST  
1207  
MIAMI, FL 33130

Expiration Date: 12/12/24

**COPY**

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**Charles Wu**  
Concurrency Administrator