



To: Cathy Swanson-Rivenbark; Carmen Olazabal

From: Craig E. Leen, City Attorney for the City of Coral Gables

A handwritten signature in black ink, appearing to be "C. Leen", is written over the "From:" line.

RE: Legal Opinion Regarding Violeta's Pasteleria Retail Establishment And Not A Restaurant Pursuant To Section 2-201(E)(1) & (8)

Date: March 3, 2015

Pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code, it is my opinion following consultation with you that Violeta's may be classified as a retail establishment (as opposed to a restaurant) if Violeta's agrees that there will be no table service in the waiting/seating area, and if the kitchen/preparation area is not a full commercial kitchen. I have been informed that these two conditions will be met, and will be noted on the drawings submitted for zoning review. I am convinced based on the information provided by Violeta's that it is principally a retail establishment as to baked goods, and that these goods will principally be purchased at the counter and then consumed off premises.

To conclude, as the Director of Planning & Zoning, you have the authority to approve the use as retail if you are satisfied that the above conditions have been met. I will provide a copy of this opinion to Violeta's as well.

Herbello, Stephanie

From: Leen, Craig
Sent: Tuesday, March 03, 2015 6:02 PM
To: Herbello, Stephanie; Chen, Brigitte
Cc: Figueroa, Yaneris
Subject: FW: Violeta's Pasteleria

Importance: High

Please place in opinion folder.

Craig E. Leen, City Attorney
*Board Certified by the Florida Bar in
City, County and Local Government Law*
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com

From: Leen, Craig
Sent: Tuesday, March 03, 2015 6:00 PM
To: Trias, Ramon
Subject: FW: Violeta's Pasteleria
Importance: High

Ramon,

Pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code, it is my opinion following consultation with you that Violeta's may be classified as a retail establishment (as opposed to a restaurant) if Violeta's agrees that there will be no table service in the waiting/seating area, and if the kitchen/preparation area is not a full commercial kitchen. I have been informed that these two conditions will be met, and will be noted on the drawings submitted for zoning review. I am convinced based on the information provided by Violeta's that it is principally a retail establishment as to baked goods, and that these goods will principally be purchased at the counter and then consumed off premises.

To conclude, as the Director of Planning & Zoning, you have the authority to approve the use as retail if you are satisfied that the above conditions have been met. I will provide a copy of this opinion to Violeta's as well.

Craig E. Leen, City Attorney
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From: Mercy Perez [<mailto:mperez@ajpventures.com>]
Sent: Tuesday, March 03, 2015 5:30 PM
To: Trias, Ramon; Leen, Craig
Cc: Luis Paillot; Alberto Pérez
Subject: Violeta's Pasteleria

Gentlemen,

Thank you for your time this afternoon. It is much appreciated.

May we receive a copy of the email/letter of both your approval, for the re-classification of Violeta's Pasteleria to a retail business?

Thank you again.

Best Regards,



MERCY PEREZ

2990 PONCE DE LEON BLVD. SUITE 500 CORAL GABLES, FL 33134

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