



To: Ramon Trias, Erick Tejera

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

A handwritten signature in blue ink, appearing to be "C. Leen".

RE: Legal Opinion Regarding Unity of Title

Date: July 20, 2015

This confirms my opinion and interpretation that filing a unity of title alone does not convey any additional zoning rights to a party who owns two neighboring properties with single family residences already on them. Those properties would still need to be developed in conformance with the Zoning Code for either two structures or one structure, depending on whether there was an application to combine them

Herbello, Stephanie

From: Leen, Craig
Sent: Monday, July 20, 2015 9:27 AM
To: Herbello, Stephanie
Cc: Ramos, Miriam; Figueroa, Yaneris; Chen, Brigette
Subject: FW: Unity of Title

This opinion is issued pursuant to section 2-201(e)(1) and (8) of the City Code. 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



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FLORIDA

Celebrating 90 years of a dream realized.

From: Leen, Craig
Sent: Monday, July 20, 2015 9:25 AM
To: Trias, Ramon; Tejera, Erick
Subject: Unity of Title

Ramon and Erick,

This email confirms my opinion and interpretation that filing a unity of title alone does not convey any additional zoning rights to a party who owns two neighboring properties with single family residences already on them. Those properties would still need to be developed in conformance with the Zoning Code for either two structures or one structure, depending on whether there was an application to combine them.

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Coral Gables, Florida 33134
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Fax: (305) 460-5264
Email: cleen@coralgables.com



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