



To: Laura Russo

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

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

RE: Legal Opinion Regarding Building Site Determination Opinion - Lots 42 and 43, Block 239, Riviera Section 11

Date: December 5, 2016

Yes, this confirms my opinion pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code. The covenant establishes that they may proceed as two separate building sites once the orchid structure is removed. This is consistent with prior opinions I have issued on this form of covenant. See, e.g., CAO 2015-041. Ms. Russo, as counsel for the property owner, has presented a survey indicating that the orchid structure has been removed. Accordingly, the two sites may proceed as separate building sites.

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Subject: FW: Building site determination opinion - Lots 42 and 43, Block 239, Riviera Section 11
Date: Monday, December 05, 2016 2:54:38 PM
Attachments: [image001.png](#)

Please publish.

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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From: Leen, Craig
Sent: Monday, December 05, 2016 2:54 PM
To: 'Laura Russo'
Cc: Trias, Ramon; Gonzalez, Elizabeth; Ramos, Miriam; Suarez, Cristina
Subject: RE: Building site determination opinion - Lots 42 and 43, Block 239, Riviera Section 11

Yes, this confirms my opinion pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code. The covenant establishes that they may proceed as two separate building sites once the orchid structure is removed. This is consistent with prior opinions I have issued on this form of covenant. *See, e.g.*, CAO 2015-041. Ms. Russo, as counsel for the property owner, has presented a survey indicating that the orchid structure has been removed. Accordingly, the two sites may proceed as separate building sites.

Craig E. Leen, City Attorney

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405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com



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From: Laura Russo [<mailto:laura@laurarussolaw.com>]
Sent: Monday, December 05, 2016 2:48 PM
To: Leen, Craig
Subject: Fwd: Building site determination opinion - Lots 42 and 43, Block 239, Riviera Section 11

Good afternoon Craig,

Please see email from Elizabeth Gonzalez below and confirm.

Thank you.

Sent from my iPhone

Laura Russo, Esq.
2655 Le Jeune Rd. PH 1-F
Coral Gables, Fl. 33134
305 476-8300 office
305 801-9002 cell

Begin forwarded message:

From: "Gonzalez, Elizabeth" <egonzalez@coralgables.com>
Date: November 22, 2016 at 2:59:35 PM EST
To: 'Russo Laura' <laura@laurarussolaw.com>
Subject: **RE: Building site determination opinion - Lots 42 and 43, Block 239, Riviera Section 11**

Hello Laura:

I hope you are well. Ramon gave me the building site request to process. Did you ever receive the response from Craig? I did not see his opinion within the packet. Also, would you please provide me with a letter stating you conducted a search of public records and did not find any binding development of property, such as a restrictive covenant, unity of title etc.

Thank you,

Elizabeth

From: Russo Laura [<mailto:laura@laurarussolaw.com>]
Sent: Tuesday, October 18, 2016 6:48 PM
To: Leen, Craig
Cc: Russo Laura Esq; Trias, Ramon; Gonzalez, Elizabeth
Subject: Building site determination opinion - Lots 42 and 43, Block 239, Riviera Section 11

Good afternoon Craig,

Thank you for taking the time to meet with me late yesterday afternoon.

This email communication is to confirm your opinion that Lots 42 and 43, Block 239, Riviera Section 11 are two building sites based on the 1954 covenant that tied the property together but allowed for convey any portion of the above described property once the orchid structure was removed. The orchid structure has been removed by the owner.

We will submit a building site determination application to the Zoning Department to receive the official certification.

Best regards,

Laura

Laura L. Russo, Esq.
2655 LeJeune Road, PH 1F
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Cell: 305-801-9002
laura@laurarussolaw.com

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