



To: Laura Russo

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

A handwritten signature in black ink, appearing to be "CL", is written over the name "Craig E. Leen".

RE: Legal Opinion Regarding "Mixed Use" May Entail Medical Use and Retail Use

Date: December 17, 2014

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Pursuant to section 2-201(e)(1) and (8) of the City Code, and section 2-702 of the Zoning Code, I confirm that interpretation. It is based on the mixed use provisions in section 4-201 of the Zoning Code, which treat these as two separate potential uses, along with the definition of Mixed Use in Article 8.

## Herbello, Stephanie

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**From:** Leen, Craig  
**Sent:** Wednesday, December 17, 2014 10:50 PM  
**To:** Herbello, Stephanie  
**Cc:** Thornton, Bridgette; Figueroa, Yaneris; Parramore, Carol  
**Subject:** FW: Mixed Use Interpretation

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  
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**From:** Leen, Craig  
**Sent:** Wednesday, December 17, 2014 10:49 PM  
**To:** 'Laura Russo'  
**Cc:** Trias, Ramon; Robert Behar  
**Subject:** RE: Mixed Use Interpretation

Pursuant to section 2-201(e)(1) and (8) of the City Code, and section 2-702 of the Zoning Code, I confirm that interpretation. It is based on the mixed use provisions in section 4-201 of the Zoning Code, which treat these as two separate potential uses, along with the definition of Mixed Use in Article 8.

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**From:** Laura Russo [<mailto:laura@laurarussolaw.com>]  
**Sent:** Wednesday, December 17, 2014 11:25 AM  
**To:** Leen, Craig  
**Cc:** Russo Laura Esq; Trias, Ramon; Robert Behar  
**Subject:** Mixed Use Interpretation

Good morning Craig,

I am working with Robert Behar on the Baptist Health project on Le Jeune Road. It is my understanding that you have given an interpretation that "mixed use" may entail medical use and retail use and that residential use is not required. Ramon Trias agrees with your interpretation. Would you please confirm this interpretation?

Thank you,

Laura

Laura L. Russo  
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