



To: Ramon Trias, Planning & Zoning Director

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 name of the City Attorney.

RE: Legal Opinion Regarding adopting Section 3-205(C)(1) of the Zoning Code

Date: October 1, 2017

The City of Coral Gables is well renowned for its high standard of architecture, its architectural design review process, and its Board of Architects, all of which are part of its zoning regulations. The City is also authorized to have zoning regulations that exceed other standards, (see, e.g., section 6.02 of the Miami-Dade County Charter authorizing municipalities to have higher standards of zoning, regulation, and service).

To that end, the City has adopted section 3-205(C)(1) of the Zoning Code, establishing that a registered architect licensed in Florida must prepare the architectural plans for new residential buildings, as well as for alterations and additions to existing residential structures. Thus, the architectural plans for these categories of residential applications must be done by a registered architect, and cannot be done by an engineer.

This opinion is issued pursuant to section 2-201(e)(1) and (8) of the City Code, as well as section 2-702 of the Zoning Code.

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Subject: Fwd: Opinion, Architect is required
Date: Sunday, October 01, 2017 5:50:01 PM
Attachments: [image001.png](#)

Please publish.

Sent from my iPhone

Begin forwarded message:

From: "Leen, Craig" <cleen@coralgables.com>
To: "Trias, Ramon" <rtrias@coralgables.com>
Cc: "Ramos, Miriam" <mramos@coralgables.com>, "Suarez, Cristina" <csuarez@coralgables.com>, "Throckmorton, Stephanie" <sthrockmorton@coralgables.com>
Subject: Re: Opinion, Architect is required

Ramon,

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Craig E. Leen
Coral Gables City Attorney

Sent from my iPhone

On Sep 29, 2017, at 10:31 AM, Trias, Ramon <rtrias@coralgables.com> wrote:

Craig:

Could you prepare an opinion on the requirement of an architect for new residential buildings, alterations or additions, as required by the zoning code?

This requirement exceeds state licensing law, which allows engineers to sign and seal house drawings. Thus, at times there is confusion. Thanks.

Ramon

Article 3, section 3-205, C. (page 3-7)

<image001.png>