



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

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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

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**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**  
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City, County and Local Government Law*  
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FLORIDA

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**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.

**Craig E. Leen, City Attorney**  
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