



To: Sebrina Brown

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

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

RE: Legal Opinion Regarding Alcoholic Beverage Sales

Date: February 27, 2013

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I was informed that you needed a confirmation email from my office regarding 1548 S. Dixie. It is my view based on the definition of "alcoholic beverage sales" as stated in the Zoning Code (which only applies where at least 25% of the floor area is being used for display of alcoholic beverages, and which the owner has informed us is not the case here), as well as the wording of sections 6-3 and 6-6 of the City Code (including a prior interpretation by my office regarding section 6-3), that the applicant need not receive approval from the City Commission or the Board of Adjustment to conduct the limited sales of wine bottles being contemplated here. The applicant informed us of an intent to use far less than 25% of the floor area, agreed to not advertise such wine sales on the exterior of the premises (or visible from the exterior of such premises), and indicated he would place a couple tables with chairs inside. I am preparing an opinion that further explains the basis and reasoning for my decision, which you will receive soon. Nevertheless, I wanted to provide you with the confirmation you were requesting.

## Hernandez, Cristina

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**From:** Leen, Craig  
**Sent:** Wednesday, February 27, 2013 6:38 PM  
**To:** Brown, Sebrina  
**Cc:** Salazar-Blanco, Martha; Thornton Richard, Bridgette; Hernandez, Cristina  
**Subject:** 1548 S. Dixie

Sebrina,

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Craig E. Leen  
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