



To: Martha Salazar-Blanco, President MSB Zoning & Development Consulting Corp.  
Ramon Trias, Planning & Zoning Director

From: Stephanie M. Throckmorton, Assistant City Attorney for the City of Coral Gables

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

RE: Legal Opinion Regarding Doctor's Hospital

Date: September 27, 2017

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This will confirm that the plans for an updated orthopedic entrance at Doctor's Hospital as presented to this office and approved by the Board of Architects on May 10, 2017 do not need to go before the City Commission for approval. The improvements to the area remain within the bounds of existing Commission approved encroachments, and have been formalized in a recorded restrictive covenant.

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.

## Throckmorton, Stephanie

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**From:** Leen, Craig  
**Sent:** Monday, May 08, 2017 2:14 AM  
**To:** Martha Salazar-Blanco; Hickman, Lina  
**Cc:** Throckmorton, Stephanie; Trias, Ramon; Ramos, Miriam; Suarez, Cristina  
**Subject:** RE: Orthopedic Entrance Canopy at Doctors Hospital.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good evening, Martha. Yes, that was my opinion. Please speak with Stephanie to memorialize the opinion I gave in writing.

**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  
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FLORIDA 33134

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**From:** Martha Salazar-Blanco [<mailto:martha@msbzoningconsulting.com>]  
**Sent:** Friday, May 05, 2017 2:42 PM  
**To:** Hickman, Lina <[lhickman@coralgables.com](mailto:lhickman@coralgables.com)>  
**Cc:** Leen, Craig <[cleen@coralgables.com](mailto:cleen@coralgables.com)>; Throckmorton, Stephanie <[sthrockmorton@coralgables.com](mailto:sthrockmorton@coralgables.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>  
**Subject:** Orthopedic Entrance Canopy at Doctors Hospital.

Good afternoon Lina,

Last month on April 19th, I met with Craig Leen, City Attorney, Stephanie Throckmorton, Assistant City Attorney and Daniel Breitner from MGE Architects. We discussed the existing rights- a-way encroachment covenant as well as the requirement of

City Commission approval. Unfortunately, I did not received a copy of the existing restrictive covenant prior to the meeting, but we did have the final approved set of plans by the Board of Architects to be able to explain what the meeting was about.

Also, at the meeting, Mr. Leen was kind enough to look into the Zoning Code and advised us that it was not necessary to go before the City Commission. A memo from the City Attorney's Office, to you and Mr. Ramon Trias, Planning and Zoning Director , was in order advising that it was not necessary to go to the City Commission. Have you received a copy of this ?

Doctor's Hospital needs to finalize this project. If you can be so kind to let me know when I will be receiving a copy of the existing restrictive covenant it would greatly be appreciated.

Thank you so much in advance for all your help with this.

Best regards,

Martha Salazar-Blanco  
305-336-9907

**From:** [Throckmorton, Stephanie](#)  
**To:** [Paulk, Enga](#)  
**Cc:** [Leen, Craig](#); [Ramos, Miriam](#); [Suarez, Cristina](#)  
**Subject:** City Attorney Opinion re: Doctor's Hospital Orthopedic Entrance  
**Date:** Wednesday, September 27, 2017 2:23:24 PM  
**Attachments:** [Sent from the Coral Gables City Attorney Office.pdf](#)

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Enga,  
Please publish.

Thanks,  
Stephanie

-----Original Message-----

From: ca-sec@coralgables.com [<mailto:ca-sec@coralgables.com>]  
Sent: Wednesday, September 27, 2017 1:30 PM  
To: Throckmorton, Stephanie  
Subject: Sent from the Coral Gables City Attorney Office

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

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