



To: Margarita Meoz Mendez

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 end of the "From:" line.

RE: 1045 Castile Avenue

Date: October 26, 2015

The settlement is approved and the appeal is dismissed with the City retaining jurisdiction to enforce the settlement through Code Enforcement or other appropriate action.

From: [Leen, Craig](#)
To: [Paulk, Enga](#)
Subject: Fwd: 1045 Castile Avenue
Date: Monday, October 26, 2015 4:41:29 PM

Please publish.

Sent from my iPhone

Begin forwarded message:

From: "Leen, Craig" <cleen@coralgables.com>
Date: October 26, 2015 at 4:40:53 PM EDT
To: "meozm@aol.com" <meozm@aol.com>
Cc: "olivahl@aol.com" <olivahl@aol.com>, "Ramos, Miriam" <mramos@coralgables.com>, "Wu, Charles" <cwu@coralgables.com>, "Trias, Ramon" <rtrias@coralgables.com>, "Figueroa, Yaneris" <yfigueroa@coralgables.com>, "Foeman, Walter" <wfoeman@coralgables.com>, "Urquia, Billy" <burquia@coralgables.com>, "Pino, Jorge" <jpino@coralgables.com>, "Garcia, Dayron" <DGarcia@coralgables.com>, "navarrojo@gtlaw.com" <navarrojo@gtlaw.com>
Subject: Re: 1045 Castile Avenue

The settlement is approved and the appeal is dismissed with the City retaining jurisdiction to enforce the settlement through Code Enforcement or other appropriate action.

Craig E. Leen
City Attorney

Sent from my iPhone

On Oct 26, 2015, at 4:36 PM, "meozm@aol.com" <meozm@aol.com> wrote:

Mr. Craig E. Leen,

As per an email received **this afternoon October 26,2015 @ 2:45pm** from Mr. Revuelta's lawyer Jorge Navarro, Mr. Revuelta agreed to provide a permanent landscaping buffer on the Music room wall North elevation of his property (bougainvillea 12' feet tall install into trellis. Trellis to extend full height of building on entire North face), including two palm trees with the appropriate height at planting (18' feet tall) to cover the views from his second floor windows to our backyard, and as specified in the permit plan number P#RV-15-09-4093 submitted to the City of Coral Gables.

Based on these facts, I have removed this afternoon my petition for an appeal.

Thank you,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: meozm <meozm@aol.com>
To: cleen <cleen@coralgables.com>
Cc: olivahl <olivahl@aol.com>; mramos <mramos@coralgables.com>; cwu <cwu@coralgables.com>; rtrias <rtrias@coralgables.com>; yfigueroa <yfigueroa@coralgables.com>; wfoeman <wfoeman@coralgables.com>; burquia <burquia@coralgables.com>; jpino <jpino@coralgables.com>; DGarcia <DGarcia@coralgables.com>
Sent: Fri, Oct 23, 2015 10:07 am
Subject: Re: 1045 Castile Avenue

Mr. Craig E. Leen,

FYI,

Mr. Revuelta's lawyer sent me an email that they did not agree in the information that is reflected in the plans.

Please advice,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: Leen, Craig <cleen@coralgables.com>
To: meozm <meozm@aol.com>
Cc: olivahl <olivahl@aol.com>; Ramos, Miriam <mramos@coralgables.com>; Wu, Charles <cwu@coralgables.com>; Trias, Ramon <rtrias@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Foeman, Walter <wfoeman@coralgables.com>; Urquia, Billy <burquia@coralgables.com>; Pino, Jorge <jpino@coralgables.com>; Garcia, Dayron <DGarcia@coralgables.com>
Sent: Fri, Oct 23, 2015 9:18 am
Subject: Re: 1045 Castile Avenue

Thank you for your message. I am happy that we were able to reach a resolution of this matter. Please always feel free to contact the City or my office with concerns.

Best regards,
Craig

Craig E. Leen
City Attorney

Sent from my iPhone

On Oct 23, 2015, at 9:04 AM, "meozm@aol.com" <meozm@aol.com> wrote:

October 23, 2015

Graig E. Leen, ESQ.
City Attorney
City of Coral Gables, Florida

RE: Mr. Luis Revuelta. Construction on 1045 Castile Avenue, CG FL 33134

Dear Mr. Leen,

This email is to inform you that Mr. Revuelta has agreed to provide a permanent landscaping buffer on the Music room wall North elevation of his property (bougainvillea 12' feet tall install into trellis. Trellis to extend full height of building on entire North face), including two palm trees with the appropriate height at planting (18' feet tall) to cover the views from his second floor windows to our backyard.

I am in receipt of copies of the notes that he placed on the permit plans to honor his commitment. Attached please find email and copies of the notes on the permit plans sent to me yesterday by Charles Wu and Dayron Garcia.

Based on these facts, I have no objection in removing my petition for an appeal.

Thank you for your help during this process.

Respectfully,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: meozm <meozm@aol.com>
To: cleen <cleen@coralgables.com>
Cc: olivahl <olivahl@aol.com>; mramos <mramos@coralgables.com>; cwu <cwu@coralgables.com>; rtrias <rtrias@coralgables.com>; yfigueroa <yfigueroa@coralgables.com>; wfoeman <wfoeman@coralgables.com>; burquia <burquia@coralgables.com>
Sent: Mon, Sep 28, 2015 1:54 pm
Subject: Re: 1045 Castile Avenue

September 28, 2015

Graig E. Leen, ESQ.
City Attorney
City of Coral Gables, Florida

RE: Mr. Luis Revuelta. Construction on 1045 Castile Avenue, CG FL 33134

Dear Mr. Leen,

The Friday after the Board Meeting on 09/11/15 my husband called Mr. Luis Revuelta to discuss amicably some options to provide us privacy that might be acceptable to both of our families. They discussed extensive landscaping, film on the windows and adding two slanted Bahama shutters to the existing two windows. Mr. Revuelta told my husband that he was going to think about it. He never got back to us.

A friend of ours has been trying to mediate with Mr. Revuelta's attorney, but as of today, nothing has been resolved and we have not received any solution from his part. Please, understand that we don't want the same thing that happened in 2006 to happen again, we want a solution in writing.

Acceptable solutions to us will be one Bahama Shutter on each window, or two Palms planted on our property of sufficient height that upon planting, would place the foliage directly in front of each window.

Respectfully submitted,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: meozm <meozm@aol.com>
To: cleen <cleen@coralgables.com>
Cc: olivahl <olivahl@aol.com>; mramos <mramos@coralgables.com>; cwu <cwu@coralgables.com>; rtrias <rtrias@coralgables.com>; yfigueroa <yfigueroa@coralgables.com>; wfoeman <wfoeman@coralgables.com>; burquia <burquia@coralgables.com>
Sent: Fri, Sep 18, 2015 5:07 pm
Subject: Re: 1045 Castile Avenue

September 18, 2015

Graig E. Leen, ESQ.
City Attorney
City of Coral Gables, Florida

**RE: Mr. Luis Revuelta. Construction on 1045
Castile Avenue, CG FL 33134**

Dear Mr. Leen:

I am requesting a fee waiver as per Resolution No. 2014-224 Section 2 (a) (b) and (c), and after submitting the application form at the Clerk's Office.

Thank you,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

On Sep 17, 2015, at 6:59 AM, meozm@aol.com wrote:

Mr. Leen,

As per our meeting yesterday, I thought we agreed that Mr. Trias was going to reach out to Mr. Revuelta to ask him the possibility off adding a privacy shutter over the two windows with the blades looking down, or to replace the existing glass with a frosted glass and made the windows fixed. If that does not work I will go to the Clerk's Office.

Let me know if Mr. Trias was able to get a amicable solution with Mr. Revuelta.

Thank you,

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: Leen, Craig <cleen@coralgables.com>
To: 'meozm@aol.com' <meozm@aol.com>
Cc: olivahl <olivahl@aol.com>; Ramos, Miriam <mramos@coralgables.com>; Wu, Charles <cwu@coralgables.com>; Trias, Ramon <rtrias@coralgables.com>; Figueroa, Yaneris <yfigueroa@coralgables.com>; Foeman, Walter <wfoeman@coralgables.com>; Urquia, Billy <burquia@coralgables.com>
Sent: Wed, Sep 16, 2015 6:38 pm
Subject: RE: 1045 Castile Avenue

Ms. Mendez,

Thank you for your email, which is being treated as a notice of appeal, filed today for jurisdictional purposes. I am asking that you fill out the forms in the Clerk's Office promptly (I am copying the City Clerk). You must also either pay the filing fee or obtain a fee waiver before the appeal proceeds. If these items do not happen within a reasonable time, your appeal is likely to be dismissed.

There are certain procedural issues that your appeal raises that I will review on behalf of the City, and get back with you soon.

I am asking City staff to provide a copy of this email to the applicant to make the applicant aware of the appeal.

Craig E. Leen
City Attorney
City of Coral Gables

From: meozm@aol.com
[<mailto:meozm@aol.com>]
Sent: Wednesday, September 16, 2015 6:16 PM
To: Leen, Craig
Cc: olivahl@aol.com
Subject: Re: 1045 Castile Avenue

September 15, 2015

Dear Mr. Leen,

This email is to let you know that we have the intention to appeal the Board of Architects decision # AB-08-07-1473 dated 09-10-15 as it relates to the subject property above.

Thank you.

Margarita Meoz Mendez
1040 Asturia Avenue
Coral Gables, Florida 33134
cell 305-308-7624.

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

From: meozm <meozm@aol.com>

To: cleen <cleen@coralgables.com>
Cc: juan <juan@riescoarchitects.com>;
glenn <glenn@bellinandpratt.com>;
p_kiliddjian <p_kiliddjian@ppkarch.com>;
luis <luis@eastshore.net>; sackmand
<sackmand@aol.com>; cmindreau
<cmindreau@coralgables.com>; mramos
<mramos@coralgables.com>; dspain
<dspain@coralgables.com>; cwu
<cwu@coralgables.com>; jtompkins
<jtompkins@coralgables.com>; rtrias
<rtrias@coralgables.com>; olivahl
<olivahl@aol.com>

Sent: Sun, Sep 13, 2015 2:05 pm

Subject: Re: 1045 Castile

September 13, 2015

Graig E. Leen, ESQ.
City Attorney
City of Coral Gables, Florida

RE: Mr. Luis Revuelta. Construction on 1045 Castile
Avenue, CG FL 33134

Dear Mr. Leen:

I am reaching out to you to elaborate on the recent developments at the Board of Architects related to the above referenced property this past Thursday September 10. I had made a commitment to my wife Margarita Meoz that I would go with her to the Board Meeting that day, but I was out of the country on business and on my way back to the US, but unfortunately, the plane never left. Therefore, I got home a day too late on another flight.

When I listened to the frustration of my wife and the way she had been treated, I was overwhelmed and disappointed to say the very least. Four Board members, no support from staff, an attorney, an owner and another building employee joining the discussion! She felt threatened, humiliated and basically abandoned. She was alone in front of this adversary forum. What kind of treatment is that to a decent, law abiding, and respectful citizen of Coral Gables? Where is the spirit to serve of the public officials of the City of Coral Gables? Specially after the fact that she has been communicating with you

and your staff, had conversations with Ms. Ramos and Mr. Wu about the situation and she was told that somebody from the City will be with her at the BOA and that everyone would be briefed prior to the meeting to try to resolve this matter in an amicable manner. It almost appeared that my wife was the defendant at a trial.

A few years ago, I served as a Board of Architects Member for a couple of terms, and was very proud to do so. I always held the high standards of professionalism, and made a point to listen and evaluate as an unbiased intelligent professional (with no favoritism) the concerns that neighbors brought to the Board when it related to projects that would be affecting their well-being and comfort in the privacy of their homes. I will like to further remind everyone copied on this email that I was a city of Coral Gables Board of Architects Member in 2006 and I was a witness to those pre-approved plans at 1045 Castile Avenue. The insinuation by a present City employee that the conversation that occurred at the Board of Architects in which Mr. Revuelta, my wife and I together with acting Board members on that day, "may or may not have happened" it is not an appropriate statement from the City of Coral Gables, and it is insulting to me and to my wife. We do not imagine things, and we do not lie.

I will like to address a few items of concern:

1. Prior to the meeting, she was asked by Mr. Mindreau to stand there at the podium in front of everyone like a defendant to a case and he told my wife to wait there. He left the room with Mr. Revuelta and his attorney. After my wife was waiting for several minutes, my wife felt embarrassed and humiliated and she decided to step down. Why Mr. Mindreau (the person instructed by your team) treated my wife like that, and to talk about what with Mr. Revuelta and his attorney? I wonder! As a public employee, he has an obligation to be transparent, and anything he had to say, could have been said in front of the Board and my wife. I don't see any reason for that kind of private meeting.

2. During the Board meeting, Mr. Luis Revuelta had the opportunity to present his project and my wife brought up her concerns about the 2 windows in question. She was asked by Mr. Pratt - did you bring plans of your house? Like she was the one doing the addition. She presented photos and google maps of our house and Mr. Revuelta's house. She was given almost no time express her concerns and was immediately cut off and dismissed by Mr. Pratt. Does that sound like a fair treatment to her? I don't believe so.
3. Four Board members for a residential addition? Was that done on purpose to further humiliate her? Is Mr. Revuelta so influential and favored by the City of Coral Gables that he deserves almost a full board for his addition? I am truly impressed.
4. When she said that there were no plans in microfilm of the preliminary Board of Architects submittal all of the sudden Ms. Donna Spain (another City employee), jumped out without introducing herself abruptly interrupted the conversation and immediately started giving her opinion and correcting my wife by saying that "everything is in microfilm and that it is available to everyone as public record". I can tell you that during this process my wife went several times to Microfilm and they told her that there were no plans for the preliminary submittal. Furthermore, I had been to the Microfilm department to ask for copies of Mr. Revuelta's plans, and the Microfilm Clerk told me that Mr. Revuelta would have to sign a form for me to get copies of whatever is in microfilm, as this is not otherwise available to the general public. Please, explain to me who is right, microfilm employee or Ms Spain? And what right did she have to interrupt and to impose her opinion, is she in charge of the Board? Is she in charge of the Microfilm Department? Please, help us understand what her role in the conversation was. I am confused.
5. The lawyer that Mr. Revuelta brought with him to the meeting, Jorge Navarro from Greenberg Traurig, after my wife presentation objected to her concerns.

What does he know about the plans and what was or not previously approved? He only had the information provided by his client. My wife and I thought that this matter would be discussed amicably and we were not provided with the opportunity to bring our attorney. After all, this was "a Board of Architect meeting" not "a Public Hearing". I am a past Board Member, but as I mentioned at the beginning, did not have an opportunity to be at that meeting, I am a witness that the conversation between Mr. Revuelta, my wife and I did in fact occurred years ago in front of the Board. It is not fair that my wife and the Board members were put in the situation in front of an attorney to coerce and to threaten with his presence to what was supposed to be a meeting to get a solution. I understand the Board, who would say anything in front of an attorney. How is it possible that Mr. Mindreau would not postpone the meeting to give an opportunity to get legal representation to all parties involved? Where were the City attorneys at that meeting? I would like to know.

6. Mr. Pratt, when he got tired of hearing my wife, was plain rude to her in front of everyone and told her that this was not a public hearing and they had spent too much time and it was time to move on to other projects. Impressive and delicate on his part. Mr. Mindreau (that during that time was not there at all) came for my wife and asked her to step down because it was not nothing further to present or discuss and the changes that Mr. Revuelta was going to present were not of her concern.
7. My wife is also an architect and during her presentation, she presented her concern with the music room proposed in the plans with those two windows open and the noise that this would cause to our Master Suite which is located the closest to the music room. The Board answer was to call the police when it is too loud.
8. The Board members could not understand all the changes that Mr. Revuelta did and Mr. Pratt asked for the old preliminary set previously approved. Mr. Revuelta did not bring the set and he was allowed to

continue. I understood that when somebody is going to present changes to previously approved plans, they always have to bring the preliminary plans. Has that changed?

9. When Mr. Mindreau escorted my wife out of the room, he said that she had exceeded the statutes of limitation. He asked her why had she not made a copy of the preliminary approval plans and he even questioned the validity of the letter to Martha Salazar-Blanco back in 2006. I did not know Mr. Mindreau was a Florida BAR licensed attorney. He was not there in 2006 therefore, what does he know about our complaint in 2006 and to imply in his email that "may or may not have happened" putting in doubt our conversation and disrespecting me as a past Board member, is outrageous. How could he doubt that some of these things would not have happened? I was there with her. One thing I am sure, they would not have treated her in such a dismissive and demeaning manner in front of everyone in the room during that Board of Architects meeting last Thursday September 10, if I had been present. Is this the kind of behavior that the City condones of its public officials? I really hope not!

I would like to request that we have a meeting to try to resolve this issue, this is a problem with the Process Standards of the City of Coral Gables. It is not fair, and it is simply unjust. She is just trying to exercise her rights as a citizen. As far as I know, constitutionally, that is not wrong to do.

Respectfully submitted,

Hector L Oliva, AIA, on behalf of Margarita Meoz Mendez

1040 Asturia Avenue
Coral Gables, Florida 33134
[Formal letter will be sent via mail.](#)

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

From: Mindreau, Carlos A.

[<cmindreau@coralgables.com>](mailto:cmindreau@coralgables.com)

To: Ramos, Miriam

[<mramos@coralgables.com>](mailto:mramos@coralgables.com); Spain, Dona

[<dspain@coralgables.com>](mailto:dspain@coralgables.com); Wu, Charles

[<cwu@coralgables.com>](mailto:cwu@coralgables.com); Tompkins, Jane

[<jtompkins@coralgables.com>](mailto:jtompkins@coralgables.com); Trias,

Ramon [<rtrias@coralgables.com>](mailto:rtrias@coralgables.com)

Cc: 'MMM' [<meozm@aol.com>](mailto:meozm@aol.com); Leen,

Craig [<cleen@coralgables.com>](mailto:cleen@coralgables.com); BOA -

Juan Carlos RIESCO

[\(juan@riescoarchitects.com\)](mailto:juan@riescoarchitects.com)

[<juan@riescoarchitects.com>](mailto:juan@riescoarchitects.com); BOA - Glen

PRATT [\(glenn@bellinandpratt.com\)](mailto:glenn@bellinandpratt.com)

[<glenn@bellinandpratt.com>](mailto:glenn@bellinandpratt.com); Peter

Kiliddjian [<p_kiliddjian@ppkarch.com>](mailto:p_kiliddjian@ppkarch.com);

BOA / Luis Jauregui [\(luis@eastshore.net\)](mailto:luis@eastshore.net)

[<luis@eastshore.net>](mailto:luis@eastshore.net); Don Sackman

[\(sackmand@aol.com\)](mailto:sackmand@aol.com)

[<sackmand@aol.com>](mailto:sackmand@aol.com)

Sent: Thu, Sep 10, 2015 1:20 pm

Subject: RE: 1045 Castile

Miriam,

The Board (4 members – Glenn Pratt, Peter Kiliddjian, Luis Jauregui, and Juan Riesco) met with Ms. Meoz this morning during Mr. Revuelta's presentation to the Board. After a lengthy conversation with her and with Mr. Revuelta, the Board failed to see how the Board of Architects could satisfy her request to alter the APPROVED and PERMITTED documents based on a conversation she may have had with the reviewing Board in 2006.

I explained to Ms. Meoz that the Board may make recommendations or contingencies for PRELIMINARY Approvals and these comments are made on the actual drawings presented and remain in the possession of the applicant. When the applicant presents documents for FINAL Approval the pertinent information is transferred to the Final Approval Documents. Upon examination of the Final Approval Documents, there was nothing indicated for these windows in the Music Room of the proposed residence. I do not know how the

Board of Architects today can attempt to request something of an applicant that may have been agreed to 9 years before by a different Board. If we intend to change the manner in which minutes are kept of the Board proceedings, this needs to be done at the director level and not at the Board level.

I understand Ms. Meoz's frustration; however, I'm at a loss as to how to resolve this situation. I thought that a meeting of Director Trias and Assistant Director Wu together with the City Attorney's office may be a better vehicle. Please let me know.

*Carlos Anthony Mindreau / City
Architect
City of Coral Gables
427 Biltmore Way
Coral Gables Florida
cmindreau@coralgables.com*

From: Ramos, Miriam
Sent: Thursday, September 10, 2015 11:11 AM
To: Spain, Dona; Wu, Charles; Mindreau, Carlos A.; Tompkins, Jane
Cc: 'MMM'; Leen, Craig
Subject: 1045 Castile

Team –

Please set up a meeting with Ms. Meoz, who is copied here. It is important that the City get down to the bottom of what conditions the BOA placed on the windows of the home neighboring hers.

Thank you,

Miriam S. Ramos, Esq.

Deputy City Attorney
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134
(305) 460-5218
(305) 460-5084 direct dial

<image001.png>

PUBLIC RECORDS:

This e-mail is from the City of Coral Gables – City Attorneys Office and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this email in error, please notify the sender immediately, delete your e-mail from your computer and do not copy or disclose it to anyone else. The State of Florida has a broad public records laws. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public upon request.

CONFIDENTIALITY:

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Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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<Email-10-22-15-Dayron Garcia-Charles Wu.pdf>

<1045 CASTILE DRAWINGS.pdf>

<1045 CASTILE DRAW3.pdf>

<1045 CASTILE DRAW2.pdf>

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.