



November 9, 2022

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305-460-5093

✉ hist@coralgables.com

134 Florida, LLC
c/o Alex Pavlovsky
Registered Agent
168 La Quinta Ct.
Holmdel, NJ 07733

Re: A Resolution recommending the owner of 134 Florida Avenue, a Contributing Resource within the National and Local Register MacFarlane Homestead Subdivision Historic District, work with the Historic Preservation Office to restore and repair the structure or, if it is determined to be unsafe by the Building Official, demolish the structure and build a wood frame replica with salvaged material.

Dear Property Owner:

After an inspection of the property, Suramy Cabrera, P.E., Development Services Department/Building Director has decided to hereby declare the structure at 134 Florida Avenue, Coral Gables, Florida unsafe. The structure is declared unsafe because it is in violation of Section 105-89 of the City Code, entitled "Physical criteria for unsafe structures".

As the property is a historic resource within the Nationally and Locally Designated MacFarlane Historic District, Section 8-116 of the City Code, entitled "Unsafe structures", applies.

Section 8-116. Unsafe structures.

In the event the Building Official determines that any structure within a designated historic landmark or historic landmark district is unsafe pursuant to the applicable building code adopted by the City, he/she shall immediately notify the Historic Preservation Board with copies of such findings. Where reasonably feasible within applicable laws and regulations the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations by the board. The board may take appropriate actions to effect and accomplish preservation of such structure including negotiations with the owner and other interested parties, provided that such actions do not interfere with procedures in the Florida Building Code.

Consideration of the Unsafe Structure is scheduled for presentation at a public hearing of the Historic Preservation Board at its meeting scheduled for **Wednesday, November 16, 2022**. The meeting begins at 4:00 P.M. and will be held in the Coral Gables City Hall, 2nd floor, City Commission Chambers. A copy of the meeting agenda is enclosed for your records. A copy of the staff report addressing the item is also enclosed.

Please be advised that the applicant is responsible for providing a PowerPoint presentation to illustrate the items under consideration by the Historic Preservation Board. A copy of the PowerPoint presentation must be submitted to this office by November 15, 2022. A representative must attend the meeting to present the item and answer any questions that may arise. Should you need any additional information or have questions please feel free to call the office.

Sincerely,



Warren Adams
Historic Preservation Officer

cc: File US-2022-001
Peter J. Iglesias, P.E., City Manager
Suramy Cabrera, P.E., Development Services Department/Building
Director
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Manuel Z. Lopez, P.E., Deputy Building Official
Rudy G. Perez, Chief Plumbing Official
Gerardo Moreno, Chief Electrical Official