



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

April 14, 2026

Coral Gables Code Enforcement Board Meeting April 15, 2026

The lead citation — demolition by neglect under Section 8-108 of the city code

NOVI-26-01-1 2445 134 FLORIDA AVENUE: Demolition by Neglect

Seventeen years!

On behalf of the Historic Preservation Association of Coral Gables, please accept this letter **in support of** *“A Resolution recommending that the owner of 134 Florida Avenue, a Contributing Resource within the National and Local Register **MacFarlane Homestead Subdivision Historic District**, restore and repair the structure at 134 Florida Avenue.*

Please note that this property was scheduled for restoration by the county in **2009**—seventeen years ago! Additionally, in 2022 the respective owner applied for demolition of said property. here is no excuse for this outright neglect. And why does a property with numerous code violations continue to change ownership?

Back in March of 2018, when another MacFarlane property [117 Florida Avenue] with numerous code violations over a span of 17 years was lost due to neglect, the discussion centered on the issue that "demolition by neglect" cannot continue to happen. and changes to the compliance process pertaining to neglected/abandoned historic properties needed to take place. City Attorney Ramos observed that *“the city needs a shift in policy” in order to prevent scenarios such as the neglectful demolition of 117 Florida Avenue.*” Eight years later, nothing has changed.

The **MacFarlane Historic District** is one of a *rare example of a black community nationally designated*. The District was recognized in 1994 as a United States Historic District and listed in the National Register of Historic Places. Sadly, only 31 homes stand as part of the District from the original 63.

The Historic Preservation Association of Coral Gables promotes the understanding and the importance of historic resources and their preservation in Coral Gables.

Respectfully submitted, Karelina Martinez Carbonell

President, Historic Preservation Association of Coral Gables

Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccoralgables.org
www.historiccoralgables.org