

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** HERMES DIAZ  
PUBLIC WORKS DIRECTOR

**DATE:** August 31, 2022

**FROM:** WARREN ADAMS  
HISTORIC PRESERVATION OFFICER

WA.

**SUBJECT:** TDR2022-002 – 285 Aragon Avenue  
CERTIFICATE OF TRANSFER OF  
DEVELOPMENT RIGHTS FROM  
THE PROPERTY AT 285 ARAGON  
AVENUE

---

This letter is to confirm the results of the Historic Preservation Board meeting of Wednesday, August 17, 2022. The board met to review a request for the approval of the maintenance plan for the property (Sending Site) at 285 Aragon Avenue, a Local Historic Landmark and listed on the National Register of Historic Places.

We are pleased to inform you that the Historic Preservation Board approved the following:

**APPROVAL** of the Maintenance/Preservation Plan with the following recommendations:

- 1) Prior consultation shall be had with the Historical Resources Staff for all proposed corrective actions.
- 2) The city shall accelerate projects as funds become available.

**AND**

**APPROVAL** of the issuance of Certificates of Transfer of 71,136 square feet from 285 Aragon Avenue, legally described as Lots 1 thru 4 and 42 thru 48 inc. and 20 ft. alley lying between Block 34 Coral Gables Section K, Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Please note that a Restrictive Covenant is required on both the sending and receiving properties outlining any and all applicable conditions of approval. The Restrictive Covenant shall require review and approval by the City Attorney prior to recordation. The Certificate of Transfer of Development Rights is valid for up to two years from the date of issuance.

Please do not hesitate to contact this office if you have any further questions regarding this matter.

cc: File TDR2022-002 – 285 Aragon Avenue  
Miriam Soler Ramos, Esq. City Attorney  
Gustavo Ceballos, Assistant City Attorney  
Suramy Cabrera, Development Services Director