

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** HERMES DIAZ  
PUBLIC WORKS DIRECTOR

**DATE:** OCTOBER 28, 2022

**FROM:** WARREN ADAMS  
HISTORIC PRESERVATION OFFICER

**SUBJECT:** TDR2022-006 – 286 MIRACLE MILE

W.A.

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This letter is to confirm the results of the Historic Preservation Board meeting of Wednesday, October 19, 2022. The board met to review a request for the approval of the maintenance plan for the property (Sending Site) at 286 Miracle Mile, a Local Historic Landmark.

We are pleased to inform you that the Historic Preservation Board made a motion to approve the Maintenance/Preservation Plan with the following conditions:

- 1) The first sentence of item #3 of the Long Term Maintenance Plan shall be amended to read: “The City’s Historical Resources and Cultural Arts Department will perform yearly inspections of the building’s historically significant features, make recommendations for their upkeep when warranted, and check for unpermitted alterations.”
- 2) The completed Annual Reports shall be provided to the Historic Preservation Board for informational purposes.

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 TDR2022-006 – 286 Miracle Mile  
Miriam Soler Ramos, Esq. City Attorney  
Gustavo Ceballos, Assistant City Attorney  
Suramy Cabrera, Development Services Director