



MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD

MINUTES

Wednesday, February 25, 2026 2:02 p.m.

Location:

Miami-Dade Public Library System Main Library 101 West Flagler Street Arva Parks McCabe Auditorium Miami, FL 33130

The meeting of the Historic Preservation Board ("HPB"), on Wednesday, February 25, 2026, at 2:00 p.m., was held in-person. For additional informational visit: http://www.miamidade.gov/planning/boards-historic-preservation.asp

I. ROLL CALL

The meeting was called to order by Board Chair Bob Ross at 2:02 p.m. and requested roll call.

Board Members

Jared Beck
Dr. Paul George
Alyssa Kriplen
Bob Ross, Chair
Cecilia Stewart
Jose Vazquez
Enrique Vecin

Absent (excused)
Absent for roll call (arrived at 2:05)
Present
Present
Present
Present
Absent (excused)

Staff Members Present

Sarah Cody, HP Chief
Tamara McDonald, HP Specialist
George A. da Guia, Principal Planner

Assistant County Attorney

Eddie Kirtley
Luis Reyes

II. APPROVAL OF MINUTES

Bob Ross, Chair, asked members to review the minutes of the January 28, 2026, Board Meeting for approval.

Alyssa Kriplen, Board Vice Chair, moved to approve the minutes of the January 28, 2026, meeting. Jose Vazquez, Board Member, seconded the motion. The motion was approved by group vote.

Jared Beck Absent
Dr. Paul George Absent for vote
Alyssa Kriplen, V Chair Yes
Bob Ross, Chair Yes
Cecilia Stewart Yes

Jose Vazquez                      Yes  
Enrique Vecin                      Absent

**III.      SWEARING IN OF THE PUBLIC**

**Bob Ross, Chair**, swore in those present who would be making comments at the meeting.

**IV.      PUBLIC COMMENT**

**Bob Ross, Chair**, stated the due process statement and stated that he would take public comment on non-public hearing items as the items come up on the agenda.

**V.      PUBLIC HEARING**

**A.      Requests for Deferral**

**Sarah Cody, Historic Preservation Chief**, requested a deferral of Public Hearing 2, related to the Gold Coast Railroad Museum, to the March 25, 2026, meeting on behalf of the applicant.

**Alyssa Kriplen, Board Vice Chair**, moved to approve the minutes of the January 28, 2026, meeting. **Jose Vazquez, Board Member**, seconded the motion. The motion was approved by group vote.

Jared Beck                      Absent  
Dr. Paul George                      Absent for vote  
Alyssa Kriplen, V Chair      Yes  
Bob Ross, Chair                      Yes  
Cecilia Stewart                      Yes  
Jose Vazquez                      Yes  
Enrique Vecin                      Absent

**PH1.      Ad Valorem Tax Exemption**

Walgreens Drug Store  
200 E Flagler Street  
Miami, FL 33131

**Paul Gerooge, Board Member**, arrived at 2:05pm, at the start of PH1.

**Sarah Cody, HP Chief**, presented the staff report and noted that, in accordance with the application requirements, the City of Miami Historic Preservation Staff reviewed the application, inspected the property, and affirmed that the improvements are consistent with the Secretary of the Interior’s Standards for Rehabilitation, as well as with the plans approved under the related Certificate of Appropriateness.

Miami-Dade County Office of Historic Preservation Staff has reviewed the application and recommends that the Historic Preservation Board forward this application on to the Board of County Commissioners with a recommendation to approve the request for tax abatement. The recommendation is conditioned upon the following:

1. The completed rehabilitation project was reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the approved documents and plans.
2. The filing of an appropriate covenant approved by the County Attorney.

3. The rehabilitation project is reviewed and evaluated by the County Property Appraiser with the completion of a “Historic Preservation Revenue Implications Report.”

**Sarah Cody** noted that the property owner’s representative was present should the Board have any questions.

Alexandra Cimo, 1450 Brickell Ave, owner’s legal representative, stated she and the owner were available for questions. **Paul George, Board Member**, spoke about the history and significance of the building. **Alyssa Kriplen, Vice Chair**, indicated that she had visited the subject property and that the windows, other than the first floor, do not appear to have been replaced with impact-resistant windows. **Javier Avino, property owner**, indicated the windows were replaced. **Vice Chair Kriplen** disagreed and asked staff about the application, review, and inspection process, to ensure that inaccurate assessments would not be applied if the scope of work had not been carried out exactly as per the approved plans. **Staff** provided a summary of the process, including that the Property Appraiser does send out an inspector and that staff could flag the windows as an item to pay particular attention to.

**Paul George, Board Member**, motioned to forward the application onto the Board of County Commissioners with a recommendation to approve the tax abatement, consistent with staff’s recommendation. **Jose Vazquez, Board member**, seconded the motion. The motion was approved by group vote.

Jared Beck	Absent
Dr. Paul George	Yes
Alyssa Kriplen, V Chair	Yes
Bob Ross, Chair	Yes
Cecilia Stewart	Yes
Jose Vazquez	Yes
Enrique Vecin	Absent

**PH2. Special Certificate of Appropriateness #2025-46-S**  
Gold Coast Railroad Museum  
12450 SW 152 Street  
Miami, FL 33177

*This item was deferred to March 25, 2026.*

## **VI. NEW BUSINESS**

**NB1. Rader Memorial Church**  
205 NE 87<sup>th</sup> Street  
EI Portal, FL 33138  
Staff presentation of due diligence directive

**Sarah Cody, HP Chief**, introduced the item and summarized the directive the Board issued the previous month, for staff to prepare a due diligence report on the Rader Memorial Church property at 205 NE 87<sup>th</sup> Street, to include the following specific actions: outreach to the Village staff; outreach to the consultant who prepared the EL Portal heritage survey report to better understand the recommendations made therein; outreach to the property owner to discuss the current site proposal and understand

how a potential designation might intersect with the proposal; and provide a professional assessment as to the viability of designating the site as historic.

She indicated that the Board members had her full report in their packet today, and she would be happy to read the full report into the record, however the reality is that the owner did have a valid, active demolition permit from the Village of El Portal which they decided to act on before this discussion with the HPB could occur. As of the date of the meeting, the structure was about 90% demolished.

**George Alvarez, 165 NW 85<sup>th</sup> Street, El Portal resident**, spoke about the subject property and the greater results of the El Portal Historical Survey. He inquired about starting the process for a historic district on 90<sup>th</sup> Street. The HPB requested staff speak about the designation process. Ms. Cody indicated that the parties who can start the designation process are the HPB, staff to the HPB, and property owners. She further stated that staff would be happy to work with the Village and residents on potential historic districts, as proposed in the El Portal Historical Survey, though she preferred to allow staff to continue to set priorities in their workload and not divert current priorities to this particular issue. The HPB indicated they agreed with that approach and that they also wanted to know the position of the Village Council. They strongly encouraged residents to start with their Council and try to gain support at that level. They further indicated that the HPB does not wish to impose their will on a community without understanding the position and goals of that community.

**NB2. Chair's Report**

**Bob Ross, Chair**, indicated he had nothing to report.

**NB3. Chief's Report**

**Sarah Cody, HP Chief**, indicated she had nothing to report.

**NB4. Attorney's Report**

Overview of current proposed state legislation that addresses historic preservation

**Luis Reyes and Eddie Kirtley, Assistant County Attorneys**, provided a verbal overview of several State legislative items currently being considered. They noted that this may not be every item that has a potential impact on historic preservation but represents a range of bills that they felt were responsive to and of interest to the HPB.

**NB5. Board Member Reports**

Nothing to report.

**VII. ADJOURNMENT**

With no further business to be heard before the Board, **Bob Ross** adjourned the meeting at 3:16 p.m.