



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD

MINUTES

Wednesday, March 25, 2026
2:01 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, March 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 2:01 p.m. and requested roll call.

Board Members

Staff Members Present

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

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

Assistant County Attorney
Luis Reyes

II. APPROVAL OF MINUTES

Bob Ross, Chair, asked members to review the minutes of the February 25, 2026, Board Meeting for approval.

Alyssa Kriplen, Board Vice Chair, moved to approve the minutes of the February 25, 2026, meeting. **Cecilia Stewart, Board Member**, seconded the motion. The motion was approved by group vote.

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

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**

There were no requests for deferral.

PH2. Special Certificate of Appropriateness #2026-04-S
Key Biscayne Beach Club
685 Ocean Drive
Key Biscayne, FL 33149

Bob Ross, Chair, approved hearing of **PH2** prior to **PH1** to permit additional time for PH1 applicant to arrive for hearing.

Tamara McDonald, Historic Preservation Specialist, presented the staff report, noting the Beach Club’s significance to early social history and development of Key Biscayne and its design by master architect Robert Fitch Smith. The site was designated at the owner’s request in 2018 with one of the notable elements of the site landscaping being Chickee Huts, which have been present on site since the 1960s, with the site being rehabilitated following Hurricane Irma in 2017, including restoration of the Chickee Huts.

She noted that OHP was contacted by representatives to discuss preliminary project aims to incorporate a more permanent chickee hut feature in replacement of a metal-framed canopy tent . OHP provided initial guidance as to the interpretive elements that could be introduced to help differentiate the new Chickee Hut structure from historic structures and the overall size and scale differentiation between the new structure and historic elements.

Ms. McDonald outlined that the project scope includes the demolition of the metal-framed canopy structure and construction of the new Chickee Hut using traditional materials in line with the overall site, including sabal Palm fronds and cypress logs.

Ms. McDonald provided analysis of applicable review standards and guidelines and noted compliance. **Ms. McDonald** provided the staff’s overall recommendation to approve with conditions COA 2026-04-S, outlining tentative conditions specifying coordination with OHP regarding the proposed Interpretive panel and updated photograph documentation of the site following completion, as well as noting that proposed revisions to the scope of work should be coordinated with OHP for necessary reviews before being carried out.

Bob Ross, Chair, opened the floor for questions and comments.

Alyssa Kriplen, Vice Chair, commended the completeness of the application with clear renderings, elevations and noted dimensions.

Jared Beck, Board member, asked whether the pitch of the roof was purposeful, as it is higher than the historic structure. Is there potential for a lower pitch?

Alyssa Kriplen, Vice Chair, offered insight that they do generally have a specified minimum pitch but that perhaps we could offer direction to bring that down to the minimum allowable pitch.

Sarah Cody, Historic Preservation Chief, offered that staff could not confirm that detail but offered staff could follow up with direction to the contractor to clarify and request a lower pitch if allowable, noting a similar approach to a previous application for a chickee hut built at the rear of a historic residence.

Paul Zucarini, Manager, Key Biscayne Beach Club, in response to Board Member Beck's question noted that in his experience deference was given to the contractor regarding the height as the subject matter expert but note that they don't want the structure to be obtrusive however he believes the designs intent is to provide a hurricane resistant design which may account for the height.

Bob Ross, Chair, acknowledged the insight provided by the applicant and comments from the Board members present, noting his opinion that the Board follows guidance for design.

Bob Ross, Chair, opened the floor for discussion on the motion.

Alyssa Kriplen, Vice Chair, motioned to approve Special COA #2026-04-S, in accordance with staff recommendation, to include the conditions recommended by staff. **Jared Beck, Board member**, seconded the motion. The motion was approved by group vote.

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

**PH1. Special Certificate of Appropriateness #2025-46-S
Gold Coast Railroad Museum
12450 SW 152 Street
Miami, FL 33177**

Bob Ross, chair, approved the hearing of this item after PH2 to allow additional time for the applicant representative to be present; however, the applicant was ultimately not able to attend and the hearing proceeded.

Sarah Cody, Historic Preservation Chief, introduced the item, noting that the provided staff report and recommendations remained largely the same from the initial hearing of the item in January. She noted that clarification was incorporated into the provided materials, along with additional information provided by the applicant for

more detailed project scope to better identify the subject structures and the proposed rehabilitation plans.

Jared Beck, Board member, offered that a quick recap would be appreciated **Alyssa Kriplen, Board member**, added that a review of the clarifications in the outlined scope of work would be beneficial.

Sarah Cody, HP Chief, provided a summary of the historic significance of the Gold Coast Railroad museum’s location, at the site of the Richmond Naval Air Station, with historic structures, and that the proposed project impacts a specific individual building, where a non-historic lean-to and non-historic metal canopy have been incorporated. She noted that the request was to demolish the non-historic lean-to and canopy in addition to undertaking repairs to exterior brick and wood elements. She noted the additional estimated 20 pages of detail, which included notated aerials, provided by the applicant to further specify these areas and the proposed repairs.

Alyssa Kriplen, Vice Chair, offered that the brick replacement proposed is difficult to distinguish, without additional photographs, whether the wide white striped section was concrete or brick, and that perhaps it is missing flashing, not brick.

Bob Ross, Chair, closed floor for comments

Alyssa Kriplen, Vice Chair, motioned to approve Special COA #2025-46-S, in accordance with staff recommendation, to include the conditions recommended by staff, further nothing that recommended condition #1 addresses her concerns as to the materials finish of the roofline and brickwork. **Jared Beck, Board member**, seconded the motion. The motion was approved by group vote.

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

VI. NEW BUSINESS

NB1. Chair’s Report

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

NB2. Chief’s Report

Sarah Cody, HP Chief, indicated a staff conflict with the July meeting date and inquired if Board members would be able to attend a meeting on July 29. She indicated she would circulate an email to all Board members and asked them to please respond with availability.

NB3. Attorney’s Report

Luis Reyes, Assistant County Attorney, noted that the legislative session has ended and that many of the bills discussed last month had been adopted.

NB4. Board Member Reports

Jared Beck commended staff for the article published in the Florida Planning Magazine about their recent work, notably Heritage at Risk.

VII. ADJOURNMENT

With no further business to be heard before the Board, **Bob Ross** adjourned the meeting at 2:32 p.m.