



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

MINUTES

Wednesday, April 22, 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, April 22, 2026, at 2:01 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

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

Staff Members Present

Sarah Cody, HP Chief
Tamara McDonald, HP Specialist
George A. da Guia, Principal Planner
Jerry Bell, Assistant Director for Planning

Assistant County Attorney

Luis Reyes

II. APPROVAL OF MINUTES

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

Alyssa Kriplen, Board Vice Chair, moved to approve the minutes of the March 25, 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

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.

B. Public Hearing Items

There was no public hearing items scheduled.

VI. NEW BUSINESS**NB1. Designation Initiation**

Goulds Queen Anne Historic Site
13301 SW 232 Street
Goulds, FL 33170

Sarah Cody, Historic Preservation Chief, presented the staff report to initiate the Goulds Queen Anne Historic Site.

Ms. Cody specified that this was step 1 in the designation process with additional steps in the process to follow per County Code for the required public hearing of the item at the next meeting, within 60 days following filing of the designation report. She noted that the report has been provided and that this meeting will provide an overview of the site with a full presentation to follow at the next meeting by staff.

She noted that the Goulds Queen Anne is located at 13301 SW 232 St in Goulds, FL and was built circa 1900. She noted interesting analysis as to the construction date incorporated into the report and further noted the significance of the location at the dividing street on the north side of the dividing street, 232 ST, between the Princeton and Goulds community and that the site was noted as a potential site for designation in both the Heritage at Risk and 2024 Goulds Heritage Resource Surveys. She further noted that the property and the neighboring parcel to the north are the subject of concurrent zoning and comprehensive development master plan amendment applications which seek to amend the zoning and land use of the areas overall to support clearing of the site to accommodate development of a 67-unit townhome development with 20% of those dedicated to Workforce Housing.

In 2025, OHP reached out to applicant's representatives to discuss the significance of the property potential of integrating it into the new development to Staff is presenting the structure to the board for consideration to bridge goals to accommodate work force housing and adaptive reuse of historic resources

based on Criteria a, b, and c. of Chapter 16A of the County Code and based on the policies and objectives defined in the Miami-Dade County Comprehensive Development Master Plan.

Staff have undertaken additional research into the context, history, and associations of the subject property in follow up to previous surveys and finds that the site is an excellent and rare-surviving example of Queen Anne style architecture and that the structure is notable for its association with early history of the community and touchpoint to the community's development over time.

She notes staff's recommendation is that designation apply to the structure itself without a landscape buffer and that staff is supportive of adaptively reusing the 2-story portion of the original structure, proposing that, if designated, the demolition or alteration of the remainder would be possible through an administrative certificate of appropriateness.

She noted that staff-initiated designations are accomplished with publishing of the report on the Board agenda which has been satisfied and that staff will thus proceed with scheduling the required Public Hearing on the item for the next meeting and that no further action is required by the Board at this time, though the Board certainly has the discretion to take action to affirm to cease the staff-initiated process, if they wished to do so.

She specified that additional staff, Jerry Bell, Planning Division director, was also present in addition to the applicant to assist with questions as needed.

Pedro Gassant, Holland & Knight, Bluenest Development representative. Offered his feedback questioning if at this time the Board's hearing of this item was procedurally proper as to timing of publishing of the designation report based on Ch. 16A(f) which notes a 15-day notice requirement before public hearing of an item to ensure time to review and prepare response, but noted that he was not as familiar with the Historic Preservation Board process and did not really have many comments to offer at this time since the public hearing will be scheduled to be heard at the next meeting.

Bob Ross, Chair, asked for clarification from staff on procedural requirements.

Luis Reyes, Assistant County Attorney, clarified that today's initiation does not constitute the quasi-judicial Public Hearing required for this item which would occur in May. Rather, today's meeting is essentially to let the Board know that staff is proceeding with the item.

Pedro Gassant, notes disagreement with that interpretation as to what constitutes new business vs public hearing items for the purposes of the meeting.

Bob Ross notes that there will be time for review, 30 days until the next meeting.

Cecilia Stewart, Board Member, encouraged Board to follow the legal procedures, taking into consideration Mr. Gassant's perspective and that Board should move along to the next item.

Bob Ross, Chair, clarified that there is no requirement of the Board at this time and that staff would proceed with preparation for May meeting.

Luis Reyes, Assistant County Attorney, clarified that at this time the Board was not required to vote on the matter and that staff would proceed with the procedural steps and coordination for the public hearing as stipulated by Code.

Sarah Cody, HP Chief, clarified, public hearing would be scheduled for May and staff could coordinate accordingly.

Discussion concluded.

NB2. State Grant Application

Sarah Cody, Historic Preservation Chief, presented for consideration a summary of a potential grant funded project.

Ms. Cody noted that the County has adopted guidelines, Resilient Rehab Design Guidelines and that our routine process for COA review considers that and the Secretary of Interior Standards. She noted in considering potential grant funded project ideas staff considered patterns of development in the community and identified the need for a companion document to Resilient Rehab which addresses more directly historic preservation considerations for infill and new construction design.

She noted that the current Resilient Rehab and the Secretary of Interior Standards are very vague often summarized to designs being compatible but distinguishable.

She noted the aim of the project is to provide more detailed guidance for prominent architecture styles, working in tandem with the County's Urban Design Manual which also addresses setback, development incentives etc. which also references consideration of historic preservation in broad terms.

Referencing recent projects, like the Goulds Heritage Resource Survey and individual development projects encountered, a previous COA applicant that had multiple returns to the Board to review development ideas that were never quite what was expected. Additionally, she noted where CDMP applications have seen language introduced to require compatibility of a particular style into new designs that architecturally reference the characteristics of historic sites and/historic neighborhood. Ms. Cody concluded that the resolution, if adopted, would be submitted with Staff's application for the grant.

Alyssa Kriplen, Vice Chair, noted her concern that infill guidelines could stop great architecture from being infilled. And that she disagrees that infill

guidelines should be applied, she provided an example of a local structure with a wood vernacular element integrated into a tower design.

Ms. Cody noted that much in the way Resilient Rehab is applied for designated structures that would continue as the process. If adopted, the infill guidelines would not require wholesale application, it would more likely be a reference tool for potential development not as a regulatory measure.

Alyssa Kriplen, Vice Chair, asked if Resilient Rehab alone could accomplish this with its current overview of architectural elements and features. Is there a need for the additional document and if it is possible to cover all the permutations that would be possible beneficially? She noted that applicants should be able to extrapolate from the information in Resilient Rehab and come up with infill designs.

Bob Ross, Chair, asked if it is possible to create standards that do not require strict matching to historic character.

Ms. Cody noted arrival of Board Member Paul George at 2:28 pm for the record.

Cecilia Stewart asked for clarification that application would be to request grant funds for the proposed project which **Ms. Cody** confirmed.

Bob Ross, Chair, noted if approved the Board would have the opportunity to see the end product and discuss application at later time.

Jose Vasquez, Board member, asked if Staff have examples Board can consider.

Ms. Cody noted that background research was continuing noting that these types of guidelines are typically imbedded in Design Guidelines however, noted that Resilient Rehab is also an atypical example for Design Guidelines as is in that it is countywide and not specific to a neighborhood or district.

Cecilia Stewart, Board member, motion in support of resolution to direct staff to apply for grant funding for infill design guidelines project. **Dr. Paul George, Board Member**, seconded the motion. The motion was approved by group vote:

Jared Beck	Absent
Dr. Paul George	Yes
Alyssa Kriplen, V Chair	No
Bob Ross, Chair	Yes
Cecilia Stewart	Yes
Jose Vazquez	No
Enrique Vecin	Absent

Alyssa Kriplen, Board member, Suggested that it may be procedurally incorrect for Board member George to vote on the item due to his late arrival.

Paul George, Board member, noted he feels confident in being able to vote on this item given his understanding that its goal is to support staff's work to share information with the public that can support preservation.

Luis Reyes, County Attorney, noted he is unaware of any rule preventing his vote in this instance.

Discussion concluded.

Vote stands.

NB3. Chair's Report

Bob Ross, Chair, spoke about the conversion of Parrot Jungle into Pinecrest Gardens and current discussions to bring parrots back to Pinecrest Gardens, which is a long-term plan being discussed by the Village of Pinecrest. It may require additional Certificate of Appropriateness (COA) applications from the village. He suggested staff coordinate with the Village to avoid any further after-the-fact applications for the site.

NB4. Chief's Report

Sarah Cody, HP Chief, indicated that staff received a 2026 Historic Preservation Award from Dade Heritage Trust for the completion of the Miami-Dade Historic Resource Guide and accompanying storymaps.

NB5. Attorney's Report

Luis Reyes, Assistant County Attorney, indicated he had nothing to report.

NB6. Board Member Reports

Paul George spoke about the HistoryMiami (now Museum of Miami) panel that he moderated that featured HP Specialist Tamara McDonald. Sarah Cody indicated she would email a link of the panel recording to the Board.

VII. ADJOURNMENT

With no further business to be heard before the Board, **Bob Ross** adjourned the meeting at 2:41 p.m.