

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: November 25, 2024

TITLE: DISCUSS THE DEVELOPMENT OF DESIGN GUIDELINES FOR ALTERNATE RAILING DESIGNS FOR NON-CONTRIBUTING BUILDINGS WITHIN HISTORIC DISTRICTS AND A POSSIBLE AMENDMENT TO THE CITY'S HISTORIC PRESERVATION ORDINANCE TO ALLOW FOR THE ADMINISTRATIVE REVIEW OF SUCH NEW RAILING DESIGNS THAT COMPLY WITH SUCH GUIDELINES FOR NON-CONTRIBUTING BUILDINGS.

### **RECOMMENDATION**

The Administration recommends that the Land Use and Sustainability Committee (LUSC) discuss and continue the item to the January 2025 LUSC meeting in order for the Administration to develop tangible options.

### **BACKGROUND/HISTORY**

On October 30, 2024, at the request of Commissioners Alex Fernandez and Laura Dominguez, the Mayor and City Commission (City Commission) referred the item (C4 C) to the LUSC.

### **ANALYSIS**

As noted in the attached referral memorandum, at its September 18, 2024, meeting, the Ad Hoc Historic Preservation Ordinance Review Committee (Preservation Committee) discussed the challenges associated with railing repair and replacement to meet current life-safety requirements. Specifically, the Preservation Committee expressed concern regarding the lengthy Historic Preservation Board application process for railing replacement for non-contributing buildings with structurally failing concrete railings.

As part of this discussion the Preservation Committee unanimously approved a motion recommending that the City Commission consider directing the Administration to develop guidelines for alternate railing designs for noncontributing buildings within historic districts and a possible amendment to the city's Historic Preservation Ordinance to allow for the administrative review of such new railing designs that comply with such guidelines for non-contributing buildings. To facilitate the discussion, attached are relevant sections of the Post War Modern / MiMo Design Guidelines, specific to railings. Although these guidelines are not codified, they are used by staff when reviewing applications for replacement railings on older buildings, including non-contributing buildings.

In order for the Administration to develop tangible options for addressing new railing requirements specific to noncontributing buildings in historic districts, it is recommended that that the LUSC discuss and continue the item to a future date.

### **FISCAL IMPACT STATEMENT**

Not Applicable

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

Not Applicable

**CONCLUSION**

The Administration recommends that the LUSC discuss and continue the item to the January 2025 LUSC meeting in order for the Administration to develop tangible options.

**Applicable Area**

Citywide

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond  
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,  
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez  
Commissioner Laura Dominguez

**Co-sponsor(s)**

**Condensed Title**

Discuss The Development Of Design Guidelines For Alternate Railing Designs For Non-Contributing Buildings Within Historic Districts And A Possible Amendment To The City's Historic Preservation Ordinance To Allow For The Administrative Review Of Such New Railing Designs That Comply With Such Guidelines For Non-Contributing Buildings.