

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: March 11, 2025

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 conclude the item with no further action. The Administration believes that the current guidelines provide a good standard for review of new rails on both contributing and non-contributing buildings. If the LUSC concludes that additional options for addressing new railing requirements specific to noncontributing buildings in historic districts is warranted, it is recommended that the LUSC continue the item to the May 8, 2025 LUSC meeting.

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 noncontributing 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 new railing designs that comply with 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.

The Administration believes that the current guidelines provide a good standard for review of new rails on both contributing and non-contributing buildings. If the LUSC would like for the Administration to explore additional options for addressing new railing requirements specific to

noncontributing buildings in historic districts, it is recommended that the item be continued to a future date, so that staff can develop additional options for railings to present to the LUSC.

FISCAL IMPACT STATEMENT

No Fiscal Impact

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-notices/>

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends that the LUSC discuss and conclude the item with no further action. The Administration believes that the current guidelines provide a good standard for review of new rails on both contributing and non-contributing buildings. If the LUSC concludes that additional options for addressing new railing requirements specific to noncontributing buildings in historic districts is warranted, it is recommended that that the LUSC continue the item to the May 8, 2025 LUSC meeting.

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.