



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez  
Commissioner Laura Dominguez

DATE: October 30, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO 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**

**BACKGROUND/HISTORY**

**ANALYSIS**

Please place on the October 30, 2024 agenda a referral to the Land Use and Sustainability Committee ("LUSC") to discuss a recommendation of the Ad Hoc Historic Preservation Ordinance Review Committee relating to railings on non-contributing buildings in historic districts.

At its September 18, 2024 meeting, the Ad Hoc Historic Preservation Ordinance Review Committee discussed the challenges associated with railing repair and replacement to meet current life-safety requirements. Specifically, the 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 Committee unanimously approved a motion recommending that the Mayor and City Commission consider directing the Administration to develop 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

**FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

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

## **FINANCIAL INFORMATION**

## **CONCLUSION**

### **Applicable Area**

Citywide

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

No

**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**

City Attorney

### **Sponsor(s)**

Commissioner Alex Fernandez  
Commissioner Laura Dominguez

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Railing Design Guidelines for Non-Contributing Bldgs in Historic Districts.  
(Fernandez/Dominguez) CA