

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Tanya K. Bhatt  
DATE: September 11, 2024  
TITLE: REFERRAL TO THE HISTORIC PRESERVATION BOARD A REQUEST FOR THE BOARD TO CONSIDER RE-CLASSIFYING THE SOUTH SHORE COMMUNITY CENTER, LOCATED AT 833 6TH STREET, FROM "NON-CONTRIBUTING" TO "CONTRIBUTING" IN THE CITY'S HISTORIC PROPERTIES DATABASE.

### RECOMMENDATION

### BACKGROUND/HISTORY

Please place the above item on the September 11, 2024 City Commission meeting agenda as a referral to the Historic Preservation Board ("HPB").

The South Shore Community Center ("SSCC") at 833 6th Street is located within the Flamingo Park Local Historic District and the Miami Beach Architectural District, which is listed on the National Register of Historic Places. The SSCC was designed by Morris Lapidus and constructed in 1970-1975. The SSCC is currently listed as "non-contributing" in the City's Historic Properties Database.

Pursuant to Section 2.13.5 of the Miami Beach Resiliency Code, the "historic properties database may be revised from time to time by the historic preservation board . . . ." Before any revision may be made, a public hearing and 15-day newspaper notice is required. The Code defines a "contributing building, structure, improvement, site, or landscape feature" as:

. . . one which by location, scale, design, setting, materials, workmanship, feeling or association adds to a local historic district's sense of time and place and historical development. A building, structure, improvement, site or landscape feature may be contributing even if it has been altered if the alterations are reversible and the most significant architectural elements are intact and repairable.

I would like the City Commission to refer this matter to the HPB, so that the HPB may consider whether this building should be re-classified as "contributing" in the City's Historic Properties Database.

### ANALYSIS

### 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?**

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**

Office of Commissioner Tanya K. Bhatt

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

Ref: HPB - Re-classify South Shore Community Center. (Bhatt)