

Memorandum 

**Date:** May 19, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Appeal of the Historic Preservation Board's Decision to Designate as  
Historic Seaside Terrace, 9241 Collins Avenue in the Town of Surfside

Agenda Item No. 5(A)

Resolution No. R-447-15

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This is an appeal by a private applicant of a decision by the Miami-Dade County Historic Preservation Board, rendered after public hearing on February 18, 2015. This appeal is a quasi-judicial item brought pursuant to Section 16A-15 of the Miami-Dade County Code.

Attached is the resolution requesting a decision from the Board of County Commissioners on the appeal.

The proposed resolution creates no fiscal impact on Miami-Dade County.

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** May 19, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(A)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(A)  
5-19-15

RESOLUTION NO. R-447-15

RESOLUTION DECIDING THE APPEAL BY MR. JESUS LOPEZ OF THE DECISION BY THE MIAMI-DADE COUNTY HISTORIC PRESERVATION BOARD TO DESIGNATE SEASIDE TERRACE, LOCATED AT 9241 COLLINS AVENUE, SURFSIDE, MIAMI-DADE COUNTY, FLORIDA, AS A MIAMI-DADE COUNTY HISTORIC SITE

**WHEREAS**, the Board of County Commissioners of Miami-Dade County conducted a public hearing on the appeal, filed by Mr. Jesus Lopez, of the decision by the Miami-Dade County Historic Preservation Board to designate Seaside Terrace, located at 9241 Collins Avenue, Surfside, Miami-Dade County, Florida as a Miami-Dade County Historic Site; and

**WHEREAS**, having heard from the parties at public hearing, reviewed the record and the materials included herewith, and being otherwise apprised of the premises,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are approved and incorporated in this Resolution.

**Section 2.** Having considered this matter at a public hearing, the appeal filed by Mr. Jesus Lopez of the decision by the Miami-Dade County Historic Preservation Board to designate Seaside Terrace, located at 9241 Collins Avenue, Surfside, Miami-Dade County, Florida as a Miami-Dade County Historic Site, is hereby **approved and the decision of the Historic Preservation Board is reversed.**

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Jean Monestime, Chairman		<b>nay</b>
	Esteban L. Bovo, Jr., Vice Chairman		<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Daniella Levine Cava	<b>nay</b>
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan	<b>nay</b>
Dennis C. Moss	<b>aye</b>	Rebeca Sosa	<b>nay</b>
Sen. Javier D. Souto	<b>absent</b>	Xavier L. Suarez	<b>nay</b>
Juan C. Zapata	<b>absent</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 19<sup>th</sup> day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
 BY ITS BOARD OF  
 COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: Christopher Agrippa  
 Deputy Clerk

Approved by County Attorney as  
 to form and legal sufficiency.

James Eddie Kirtley

# Memorandum



**Date:** March 5, 2015

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Kathleen S. Kauffman *KSK*  
Historic Preservation Chief

**Subject:** Appeal of the Historic Preservation Board's Decision to Designate as Historic Seaside Terrace, 9241 Collins Avenue in the Town of Surfside

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## **Historic Preservation Board Decision**

The designation process for Seaside Terrace was started at the November 19, 2014 meeting of the Miami-Dade County Historic Preservation Board (HPB), when the HPB approved a petition by owner. On December 18, 2014, HPB staff filed a preliminary evaluation report with the HPB. The public hearing was scheduled for January 22, 2015. However, due to lack of quorum, the hearing was rescheduled for February 18, 2015. On February 18, 2015, after the public hearing, the HPB unanimously approved the designation of Seaside Terrace, located at 9241 Collins Avenue, as a Miami-Dade County Historic Site. On March 4, 2015, Mr. Jesus Lopez filed an appeal of the HPB's designation of Seaside Terrace as a Historic Site.

## **Background and Historic Context**

Constructed in 1948, Seaside Terrace was designed by architect William Tschumy as part of a trio of small, near identical apartment buildings on the beachfront in Surfside. While the other two original buildings were later replaced with a large condominium tower, Seaside Terrace remains. Today, Seaside Terrace remains an excellent example of the architectural character of Surfside and maintains a high degree of historic integrity. Seaside Terrace is historic as it reflects the significant architectural transition in the mid-20th century from Streamline Moderne to Miami Modern (MiMo), two styles which together defined the historic character of Collins Avenue in Surfside. Further, it is representative of the pattern of development laid out for Surfside in the 1920s and contributes to an understanding of the architectural heritage of Surfside.

Historic Preservation staff performed a site visit to document and evaluate Seaside Terrace, as well as researched the historic context of the building. Staff determined that Seaside Terrace meets the objective criteria for designation, as stated in the designation report.

## **Appeal Packet Materials**

This packet includes the official record and supporting materials from the HPB proceedings pertaining to Seaside Terrace.

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### Exhibit:

- 1 Official Appeal filed by Mr. Jesus Lopez on March 4, 2015
- 2 Designation Resolution
- 3 Designation Report
- 4 Designation Presentation made by HP Staff to HP Board
- 5 HP Board Meeting Minutes Pertaining to Seaside Terrace from November 19, 2014
- 6 Letter, dated November 21, 2014, to Property Owners Notifying them of Petition by Owner
- 7 HP Board Meeting Minutes Pertaining to Seaside Terrace from December 18, 2014
- 8 Letter, dated December 22, 2014, to Property Owners Notifying them of Public Hearing to Consider Designation
- 9 Letter, dated January 30, 2015, to Property Owners Notifying them of Public Hearing to Consider Designation
- 10 Staff Report from Public Hearing on February 18, 2015
- 11 HP Board Meeting Minutes Pertaining to Seaside Terrace from February 18, 2015
- 12 Letter, dated February 19, 2015, to Property Owners Notifying them of Outcome of Public Hearing to Consider Designation

Exhibit 1:  
Official Appeal filed by  
Mr. Jesus Lopez on  
March 4, 2015

*Jesus M. Lopez-M*  
6016 6<sup>th</sup> ST. N.  
Arlington, VA 22203-1017  
Tel: (703) 522-1923 Fax: (703) 522-0203  
Email: [jml103@verizon.net](mailto:jml103@verizon.net)

CLERK OF THE BOARD  
2015 MAR 10 PM 12:37  
CLERK OF THE BOARD  
MIAMI-DADE COUNTY, FLA.  
#1

March 4, 2015

Miami-Dade County Board of Commissioners  
Clerk of the Board of County Commissioners  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street, Suite 17-202  
Miami, Florida 33128

Email: [clerkbcc@miamidade.gov](mailto:clerkbcc@miamidade.gov)  
Fax: (305) 375-2484

NOTICE OF APPEAL: Miami-Dade Historic Preservation Board  
Resolution No. 2015-01  
Seaside Terrace  
9241 Collins Avenue  
Surfside, FL 33154

Dear Clerk of the Board:

In accordance with the provisions of Section 16A-15 of the Miami-Dade County Ordinance 81-13 Chapter 16-A Historic Preservation, the undersigned Jesus M Lopez hereby appeals the designation resolution the Miami-Dade County Historic Preservation Board made at its public hearing of February 18, 2015 as it relates to the above referenced property, Seaside Terrace.

Summary of Issues:

The designation of Seaside Terrace as a historic local building causes my wife and I, and other owners of the building's units, irreparable monetary damages.

My wife and I bought Unit 11 of the Seaside Terrace Condominium in May 1994. We considered the purchase of the condominium an investment that would grow in value to help us in our retirement. We rented the condominium out until sometime in 2007 in order to be able to make the mortgage payments. We rented it at a lower than market monthly rental to ensure tenants would not move out. Now when we

can see our efforts may pay off, the designation by the Historic Preservation Board of the Seaside building as a historic local building diminishes its value to an investor and the outlook for us in retirement.

Mr. Joel Thurston, at the November 19, 2014 Office of Historic Preservation Board Meeting made an owner petition to the Board that the Seaside Terrace condominium should be considered a historic site/structure. Mr. Thurston made a description of the building that strongly reminds one of the wordings in the designation report dated January 22, 2015 made by the Office of Historic Preservation. I cannot help but wonder if the staff of the Office of Historic Preservation, when they visited Seaside, discussed with Mr. Thurston their preliminary evaluation of the building.

Mr. Thurston continued by answering questions made to him by members of the Board. However, I disagree with his answers in responding to Mr. Paul George. No, eighty percent of the unit owners have not owned the property for the last 30 years. No, the Board of Directors of Seaside Terrace of which he is president did not discuss the offers from developers for the building with the rest of the unit owners at a special membership meeting.

I don't believe that Mr. Thurston's request to the Board, to designate Seaside a historic local building, is about his interest in protecting the building. I do believe his request comes from his interest in maintaining the status quo of the building where he has an apartment on the third floor (the penthouse) and has complete control of the roof, making it his private backyard. This action by Mr. Thurston follows him not being able, in his position as President of the Seaside Board of Directors, to make a change to the Seaside building's Declaration of Condominium. This particular change was one which would have specifically prohibited the Seaside units' owners selling the units to a non-personal entity.

It is beyond my imagination how the law allows an individual person to control a group. What about the principle of government by a majority? It should require a vote of 75 percent of condo owners before an owner can request a historic designation.

Regarding the Seaside building, the Designation Report on the building drafted by a Historic Preservation Specialist considers it historically significant. Most if not all the basis for declaring the building historically significant is: association with the architectural history and reflection of the pattern of development in Surfside, and as an example of early mid-century Miami Modern (MiMo) architecture. In my opinion, Seaside's architectural details are not important enough to merit a historic designation.

The report goes to great extent to describe steps taken by real estate developers in Miami-Dade County (Tatum Brothers) to subdivide the land that became Surfside. It also details the plat of a series of subdivisions with dates and names for the subdivisions. And it continues with an abridged history of the city of Surfside since its incorporation in 1935 to date. It also contains copies of diverse old photos including an old advertising billboard, a plat book, etc.

The report also notes the Seaside building's construction in 1948, supposedly representing the pattern of development planned for Surfside in the 1920s. The report argues that the building is an example of the architectural, cultural, economic, historical, social, or other aspects of Surfside. In fact, there is nothing outstanding about the overall architectural character and design of the building.

I noticed on page three of the Seaside Designation Report a description of a building (see the picture of the building on page four) across Collins Avenue from Seaside Terrace which, in my nonprofessional opinion, better fits being declared a historic local building. According to the Designation Report, the building was built in 1945 while Seaside was built in 1948, making the other building the oldest on the block. In my opinion, that building has a much better architecture and uniqueness, or overall quality of design, detail, materials or craftsmanship.

There is, on page 6 of the report, a description and pictures of two concrete walls with rectangular screen blocks in the southern property edge in the parking lot and at the southern property edge in the courtyard. For your information, the walls belong to the Four Wings building, not to Seaside.

Also, on page 6, the doors in the picture are not original doors as stated in the report. Those are replacement doors like all doors on Seaside's units. On page 7, last sentence second paragraph "a sunburst has been painted on the façade between the two window bays." The painting was done by a Seaside tenant within the last two years. Same page, third paragraph "A one-story room, likely used for storage..." This room is used by a handyman to store his tools. The handyman does odd jobs for the Board of Directors. For the owners there is a small storage room on the second floor next to an unused bathroom.

Significant changes have been made to the Seaside building altering its original construction. Those changes do away with the building representing early MiMo architecture: for example regarding open air design, the original openings on the stairway walls have been closed with glass block. On the third floor, Mr. Thurston's unit has a modification that does not match the roof style of the era: a

partial pitched gable roof versus the original flat roof. A roof covering the entrance to the building was also added.

The Seaside Designation Report dwells on the work of the architect Mr. William Tschumy, who was hired in 1948 to design a grouping of three neighboring buildings on the beachfront in Surfside. The Seaside building is not identified as the work of an architect whose individual work is significant in the history or development of the city of Surfside. Therefore, information about the architect Mr. William Tschumy is immaterial.

For all of the above, I respectfully ask the Miami-Dade County Board of Commissioners to vacate, reverse or cancel the designation/resolution the Miami-Dade County Historic Preservation Board made at its public hearing of February 18, 2015 as it relates to the Seaside Terrace condominium building.

Sincerely,

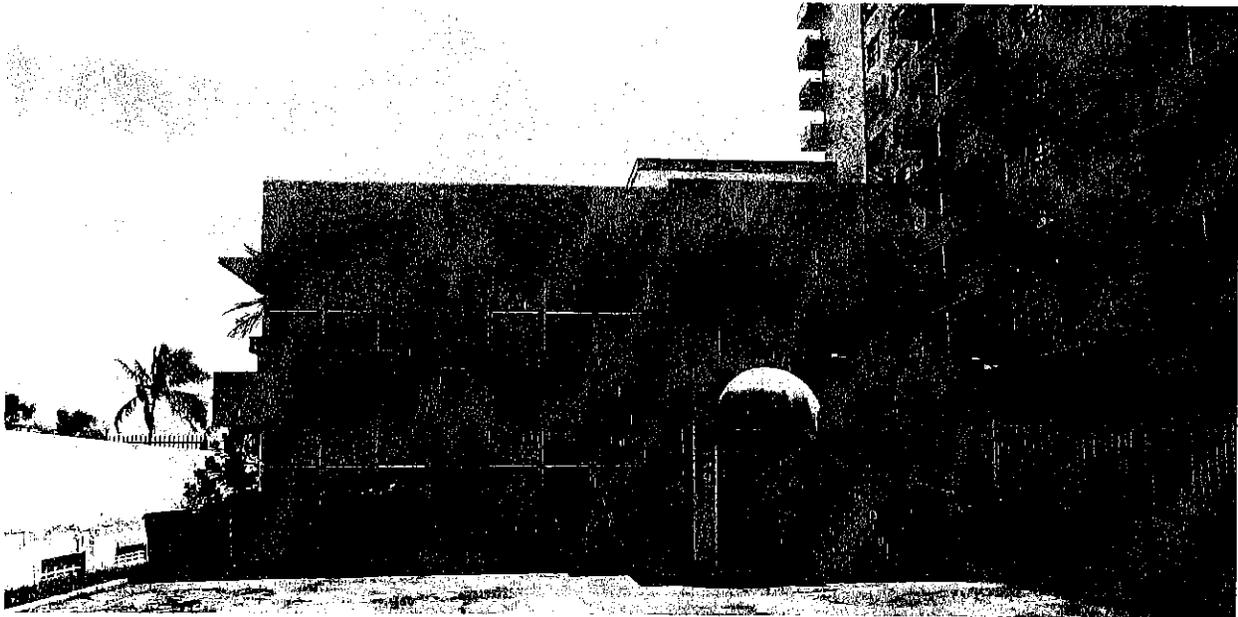
  
Jesus M. Lopez

# Designation Report

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## Seaside Terrace

9241 Collins Avenue  
Surfside, Florida  
Built: 1948



Prepared by: Sarah K. Cody  
Historic Preservation Specialist  
Office of Historic Preservation  
Regulatory and Economic Resources Department  
Miami-Dade County

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## I. GENERAL INFORMATION

**NAME:** Seaside Terrace

**LOCATION:** 9241 Collins Avenue  
Surfside, FL 33154  
Township: 52S  
Range: 42E  
Section: 35

**ARCHITECT:** William Tschumy, AIA

**PROPERTY OWNERS:** See Appendix A: Property Information

**LEGAL DESCRIPTION:** SEASIDE TERRACE CONDO  
ALTOS DEL MAR NO 5 PB 8-92  
LOT 6 BLK 1

**TAX FOLIO NUMBER:** 14-2235-026-0001

**SIGNIFICANCE:** History/Context: Seaside Terrace is historically significant for its association with the architectural history and its reflection of the pattern of development in the Town of Surfside as well as providing an important example of early MiMo architecture, as the style transitioned from Streamline Moderne. While the building was constructed in 1948, it represents the pattern of development that was planned for Surfside in the 1920s. Seaside Terrace fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

Architecture: Seaside Terrace embodies an architectural type that reflects the late 1940s transition from Streamline Moderne to MiMo. Together, these two architectural styles substantially contributed to the overall character of Surfside during its height of development in the mid-20th century. The architectural detailing contributes to the understanding of the architectural heritage of Surfside. Seaside Terrace fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

**IMPACTS:** If designated, the Miami-Dade County Office of Historic Preservation is required to approve any exterior or interior changes and/or additions, demolition, or new construction to the designated resource.

Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board.

Designated resources are eligible to take part in the County's Ad-Valorem Tax Exemption program, and are eligible for any historic preservation grants that may be available at the time.

## II. PHYSICAL DESCRIPTION / SETTING

Located at 9241 Collins Avenue in Surfside, Florida, Seaside Terrace is sited on the east side of Collins Avenue on the block between 92<sup>nd</sup> and 93<sup>rd</sup> Streets. Originally built as a motel-apartment, it currently serves as a condominium building with 14 units. It is a two-story building with a partial third story and is set back from Collins Avenue, with resident parking between the busy street and the building. To either side of Seaside Terrace are twelve-story condominium buildings, built in the late 1960s and early 1970s. Across the street stands a condominium formerly known as the Collins Apartments. The two-story building, constructed in 1945, is the oldest on the block. Directly south of the Collins Apartments, a new four-story Marriott Residence Inn is currently under construction. A few community facilities are also located close by, with the Surfside Community Center to the north and Surfside Town Hall to the west. Seaside Terrace is the second-oldest building on the block, constructed in 1948. Overall, a mix of architectural types is evident within the block.



Contemporary aerial photograph with property boundary outlined in red, circa 2014.



View looking east toward Seaside Terrace, in context with the neighboring condominium towers, May 2014.



View looking southeast toward the Four Winds condominium tower, which replaced two additional 14-unit buildings designed by William Tschumy.



View looking northwest toward the Collins Apartments; this 1945 building stands across Collins Avenue from Seaside Terrace, August 2014.



Approved rendering of the Marriott Residences Inn, now under construction directly across Collins Avenue from Seaside Terrace, and south of the Collins Apartments.

The Seaside Terrace building has a generally rectangular footprint. The footprint indents on the south façade, creating a shallow courtyard. Enclosed staircases at the front and rear building entries help define the courtyard space. Overall, the building is two stories, with the western portion of the structure and the enclosed staircases rising to three feet. It has a flat roof and a solid, continuous parapet on the two-story portion. The three-story portion of the building has portions with a flat roof, and a central portion with a pitched, gable roof. The building is painted white, with bright pastel accents. This color scheme is reminiscent of Art Deco period buildings, though the architectural style of Seaside Terrace reflects the late 1940s transition from Streamline Moderne to mid-century Miami Modern (MiMo).

The main (west) façade is asymmetrical with two distinct portions. The northern half of the main façade is characterized by rows of wide, single-hung-sash metal windows. A continuous eyebrow runs along the upper row of windows. A thick, built-in planter extends above the first-floor windows. Since no vegetation is currently grown in the planter, visually it acts as a widened eyebrow. The upper and lower window rows, the eyebrow, and the planter wrap the northwest corner of the building, continuing these features on the northern façade. A ground level built in planter extends along the main façade.



View looking east toward the main façade of Seaside Terrace, June 2014.



View looking west from the building entry, across the resident parking lot and toward Collins Avenue, August 2014.



View of the northwest corner, August 2014. The main façade windows, eyebrow, and planter wrap the building corner. The rest of the north façade is largely unadorned.



View of the Seaside Terrace entry details, August 2014. Brickwork helps break up this portion of the façade from the overall building. The one-story room beyond the statue was once the motel office. The roof structure covering the entry was added after the original construction.

The southern portion of the main (west) façade is relatively modest. The asymmetrical façade steps forward. A covered entryway projects even farther from the façade. Here residents and visitors gain entry into the building via the main entryway. A painted metal gate controls access. The former motel office is located at the front of the building, to the south of the entry. The entryway and former office are the only portions of the building surfaced in brick; the rest of the building is smooth stucco. The upper portion of the first floor entryway and former office has been painted with a thick band, visually continuing strong horizontal feature defined by the built-in wall planter to the north. The wall above the first floor entryway has been painted with a grid of bright pastel squares. A statue depicting a fisherman entwined by a swordfish stands on a brick pedestal, alongside the main entryway. Additional ornamentation at the main building façade is limited.

The north façade is largely unadorned. Beyond the windows, eyebrow, and planter that wrap the northwest corner, the façade is not decorated. It is a white smooth stucco façade. Fenestration is defined by simple rows of windows. This façade provides the least amount of ornamentation for the building.

The south façade defines a pleasant, shady courtyard for residents and their guests. The front and rear entryways are aligned, bringing visitors through the courtyard. During the historic period, locking gates had not yet been added to the entry doors and passers-by could glimpse the beachfront and ocean as they passed the building on Collins Avenue. The building itself forms the northern edge of the courtyard. The second floor exterior walkway projects out from the building, providing shade in the courtyard and for first-floor residents as they enter their individual units. The second-floor exterior walkway has a solid stucco wall topped with a simple, horizontal metal railing. As residents pass through the front doorway, a diorama of sea life is set into the southern stucco wall. Fenestration on this façade includes wide, single-hung-sash windows with metal frames and modest wood doors with raised mouldings.

A concrete wall defines the southern edge of the courtyard, and of the property. The bottom half of the wall is solid, while the upper half is defined by a geometric pattern of tall, narrow rectangles. A single, continuous concrete rail tops the wall. The wall provides a screen between properties while the open geometric portion allows breezes through the courtyard. Tropical plantings provide an additional screen on the south side of the courtyard. A few concrete and mosaic tile curved benches provide seating in the courtyard. These benches have been on the property since at least the 1960s, if not earlier.



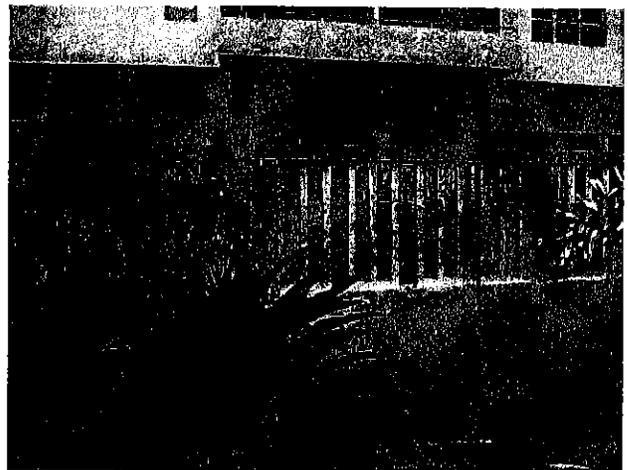
View looking east through the courtyard, August 2014. The bench below the tree was once located on the terrace, as documented in a historic period postcard.



Detail view of the concrete wall with rectangular screen blocks at the southern property edge in the parking lot, August 2014.



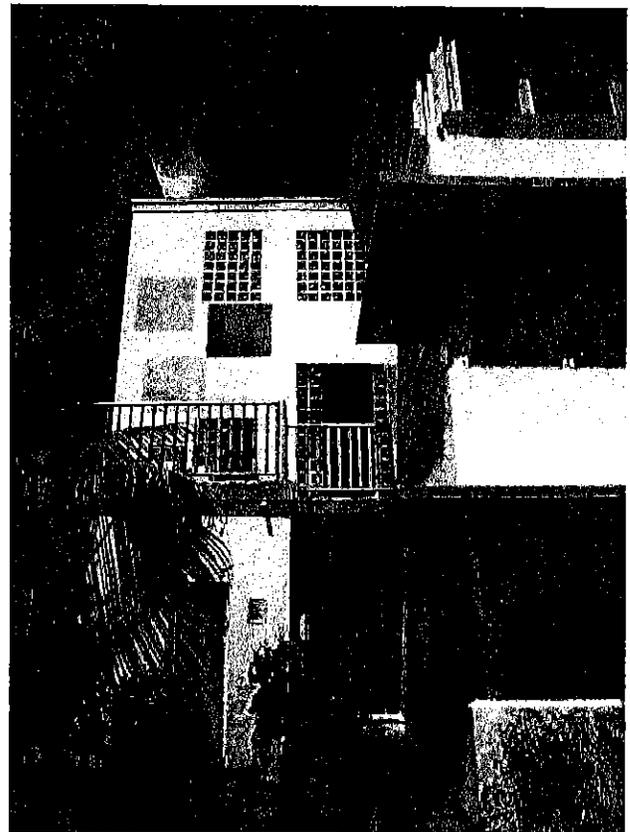
View of two original doors, August 2014. Hurricane shutters have been affixed to some of the doors and windows.



Detail view of the concrete wall with rectangular screen blocks at the southern property edge in the courtyard, August 2014.



View looking up toward the second-floor exterior walkway from the courtyard, August 2014.



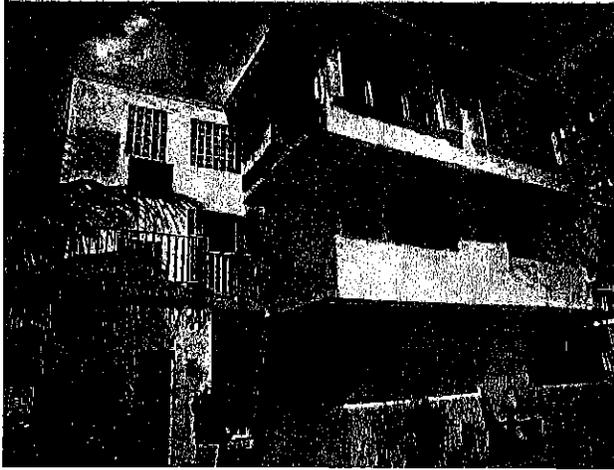
Detail view of the rear courtyard entry from the terrace with second-floor balcony and glass blocks above, August 2014.

At the eastern end of the courtyard, a staircase provides access to the second and third floors. On the second floor, a small balcony is located off the stairway. Glass block provides additional light into the stairway. As shown in the original building plans, these stairway openings were originally open-air, allowing maximum light and air to pass through the rear stairs and courtyard. While the glass block is not original, it continues to provide light into the stairway.

While buildings on the west side of Collins Avenue were typically decorated just on their east, or street-facing, façade, many of the buildings on the east side of Collins Avenue had additional decoration on the rear of the building, which is visible from the beachfront. At Seaside Terrace, the east, beach-facing façade is adorned with simple, streamlined ornamentation. The building is three stories tall at the eastern end. On the rear façade, rows of wide, single-hung-sash windows with metal frames wrap the corners of the building. Continuous eyebrows project off the façade, above each row of windows. The eyebrows also wrap the corners. The eyebrows provide much-needed shade protection for the beach-facing condominiums, and break up the façade into three, horizontal portions. On the first floor, a sunburst has been painted on the façade between the two window bays.

A one-story room, likely used for storage, extends from the wall that encloses the staircase. The second-floor balcony sits atop this room. An outdoor shower is located to the south, with the storage room and concrete wall at the property edge defining the secluded space.

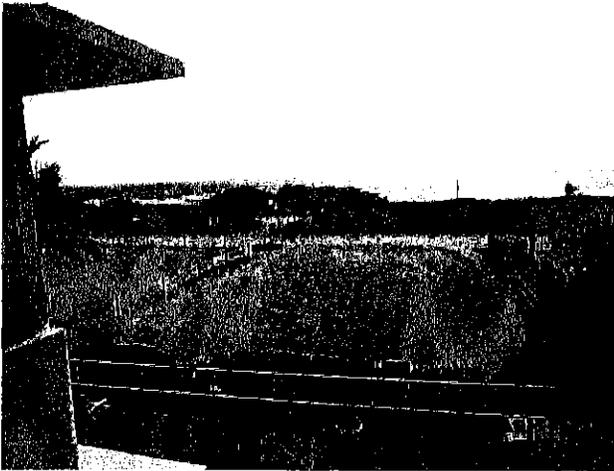
An open terrace extends from the courtyard eastward beyond the building. Freestanding planters line the edges of the terrace. These planters are original features that provided additional greenery in the hardscaped terrace. Simple metal railings edge the terrace. At its southeastern end, wooden steps provide access from the terrace down to the beachfront.



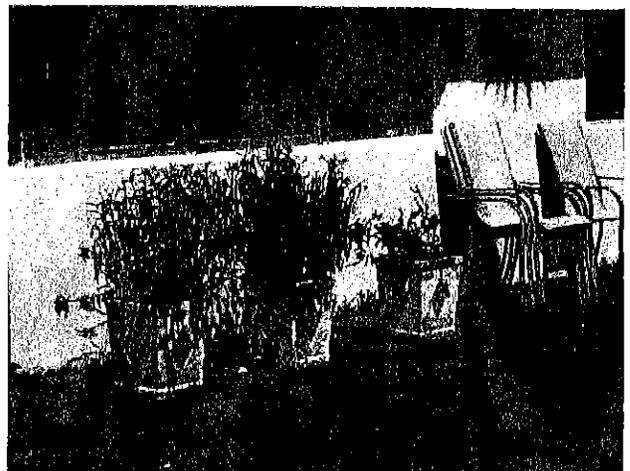
View of the east, beach-facing facade, August 2014.



View looking across the rear terrace, August 2014.



View looking east towards the ocean from the second-floor balcony, August 2014.



Detail view of three of the historic freestanding planters that remain on the terrace, August 2014.

### III. HISTORIC SIGNIFICANCE & CONTEXT

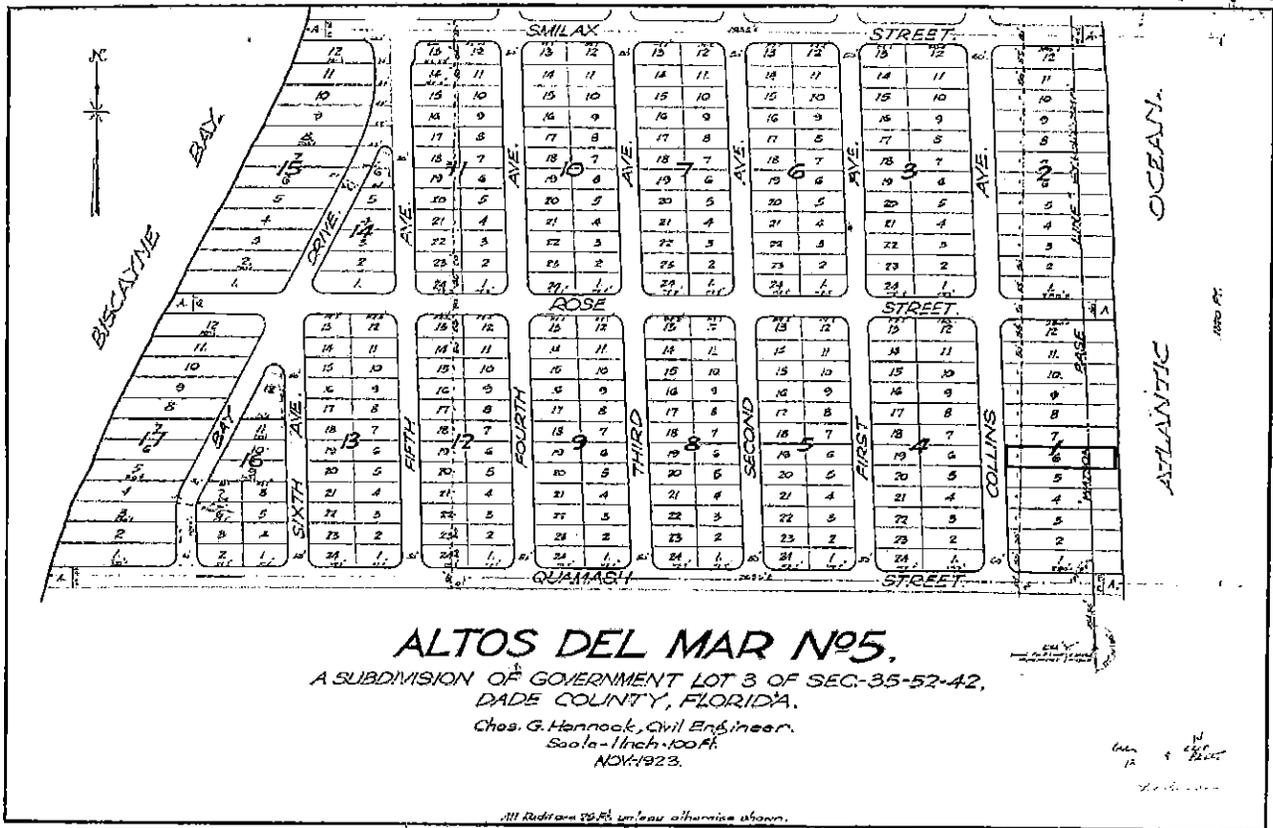
Seaside Terrace is historically significant for its association with the architectural history and its reflection of the pattern of development in the Town of Surfside as well as providing a strong example of early mid-century Miami Modern (MiMo) architecture, as the popular architectural style in Miami transitioned from Streamline Moderne to MiMo. While the building was constructed in 1948, it represents the pattern of development that had been planned for Surfside starting in the 1920s.

From 1923-1925, the Tatum Brothers, noted real estate developers in Miami-Dade County, subdivided the land that would eventually become Surfside.<sup>1</sup> Beginning in 1919, the Tatum Brothers platted a series of subdivisions known as Altos Del Mar, with each subdivision consecutively numbered. Altos Del Mar No. 1 and Altos Del Mar No. 2 were platted in 1919, extending from present day 75 Street to 87 Terrace, stretching between the ocean and one block west of Collins Avenue. Altos Del Mar No. 3 was platted in 1923; it was positioned to adjoin No. 1, extending westward to Dickens Avenue, between 75 and 81 Streets. Altos Del Mar Nos. 4, 5, and 6 were platted from 1923 to 1925 in present-day Surfside, between 90 and 96 Streets, stretching from the Atlantic Ocean west to Indian Creek.<sup>2</sup> Seaside Terrace is located in Altos Del Mar No. 5.

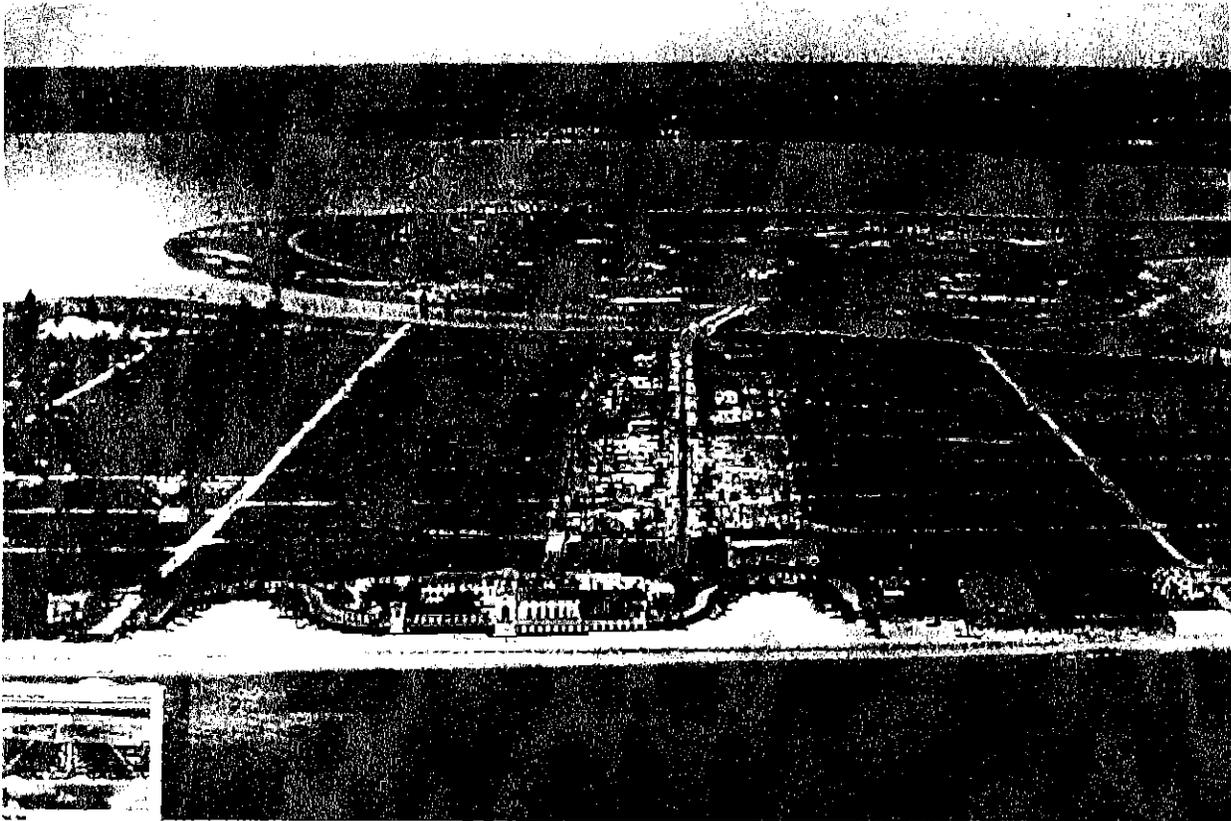


The Tatum Brothers standing alongside a billboard advertising their Altos Del Mar subdivision, December 1922. (Photo courtesy Reference Collection, Florida Memory Collection, Image # RC04806)

Even with the subdivision platted, the Town of Surfside was not yet incorporated and development would not begin in earnest until after World War II.<sup>3</sup> In 1935, The City of Miami Beach pursued annexing the area that would later become Surfside. The existing residents resisted the annexation. On May 18, 1935, the Town of Surfside was officially incorporated with the signatures of 35 residents, all members of the recently completed Surf Club.<sup>4</sup> These members personally financed the venture with a loan of \$28,500.<sup>5</sup> At the time of incorporation, the Town of Surfside had 50 residents and relatively little development.<sup>6</sup>



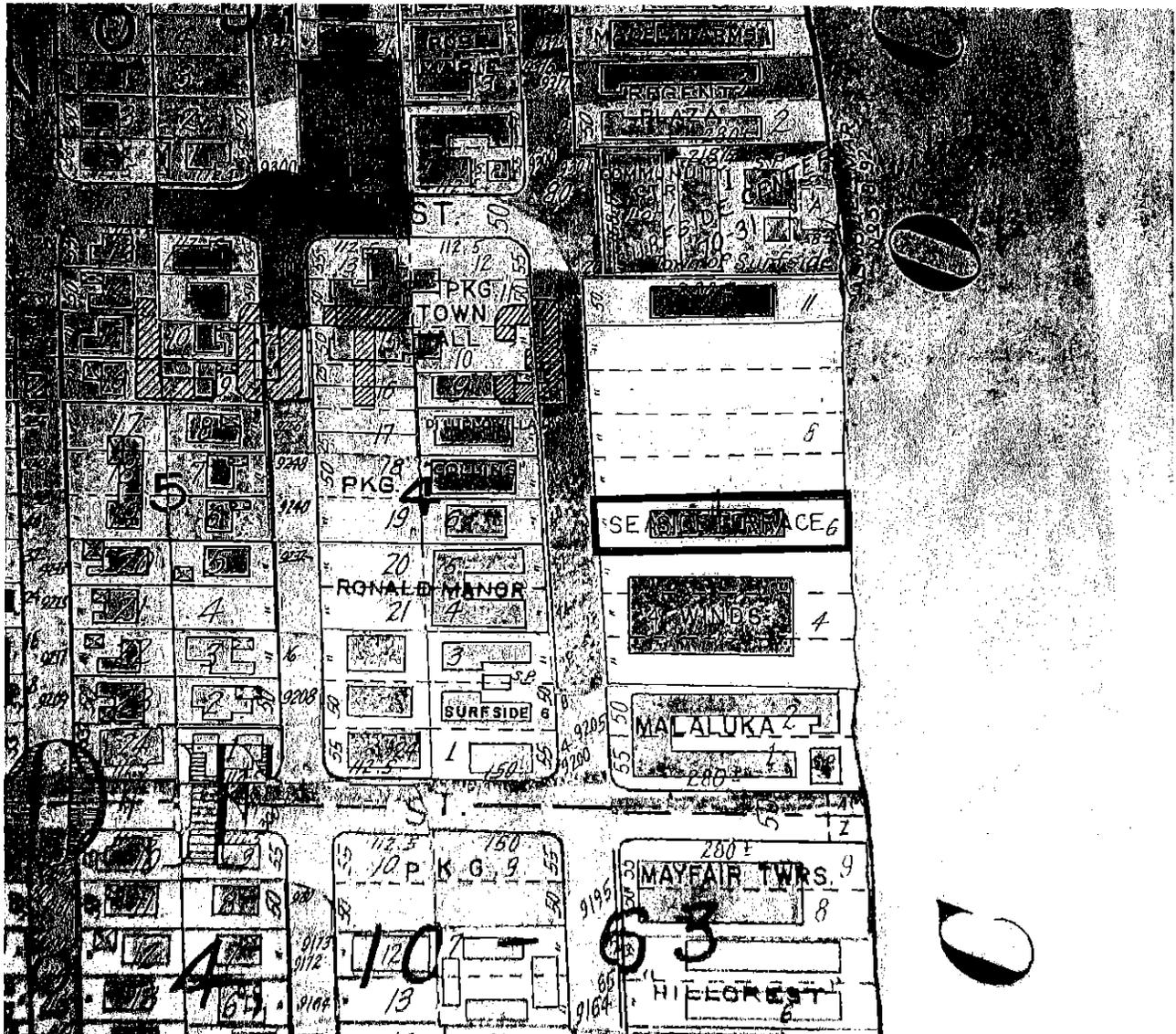
Altos Del Mar No. 5 Plat Book 8-92 as platted by the Tatum Brothers, November 1923. Seaside Terrace is located in Block 1, Lot 6, as outlined in red.



Aerial view looking west with the completed Surf Club. Limited development is concentrated on the 91<sup>st</sup> Street (Surfside Boulevard) corridor while overall, Surfside remains undeveloped and dotted with trees, 1935. (Photo courtesy Wendler Collection, Florida Memory Collection, Image # WE014.)

Once incorporated, town residents selected Spearman Lewis as the first Mayor. Together Mayor Spearman and a newly formed Town Commission created a vision for Surfside as a vibrant beachside town that integrated resorts, residences, and businesses.<sup>7</sup> Even though incorporation occurred in 1935, major development did not start for another 10 years. Prior to 1939, a total of 176 buildings were constructed in Surfside; 431 buildings were constructed in the 1940s; the 1950s saw the most construction with 934 buildings erected in Surfside. In the 1960s, development dropped to 195 buildings constructed; 536 in the 1970s; 330 in the 1980s, and 564 in the 1990s.<sup>8</sup> With the majority of development occurring in the 1940s and 1950s, Streamline Moderne and MiMo emerged as the defining architectural styles in Surfside.

As the town was laid out, it generally followed the subdivision planned by the Tatum Brothers in the 1920s, including the Surfside Business District, located on Harding Avenue from 94 to 96 Streets.<sup>9</sup> The pattern of development that emerged as the town was laid out included high- and low-rise condominiums, apartments, and hotels east of Harding Avenue with a mix of single-family homes, duplexes, and several smaller apartment buildings west of Harding Avenue.<sup>10</sup> As development surged in the late 1940s and 1950s, small, two- and three-story motel apartment buildings were constructed on each side of Collins Avenue. This pattern is still evident today, though many of the original two- and three-story MiMo building on the east side of Collins Avenue have been replaced with twelve-story towers.



Sanborn Fire Insurance Map of Surfside, showing Seaside Terrace, outlined in red, in context with the other mid-century apartment and hotel buildings constructed along Collins Avenue, as well as the Surfside Community Center to the north and town hall to the northwest, circa 1967. (Photo courtesy G.M. Hopkins Co., *Plat Book of Miami Beach to Golden Beach Also Virginia Key and Key Biscayne*, 1952.)

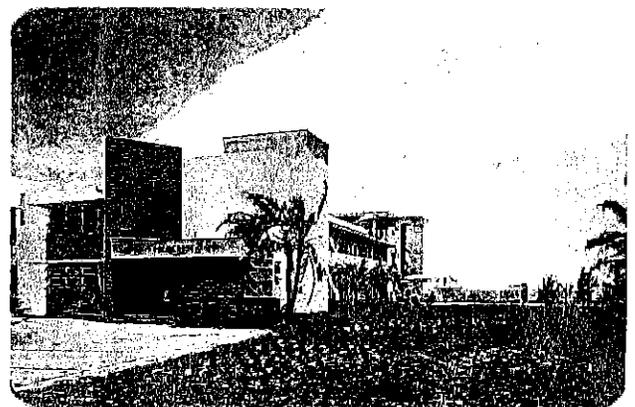
In 1948, Coral Gables architect, William Tschumy, was hired to design a grouping of three neighboring 14-unit buildings on the beachfront in Surfside. These buildings included Seaside Terrace at 9241 Collins Avenue, White Sands at 9233 Collins Avenue, and the Palmcrest at 9225 Collins Avenue. Seaside Terrace and White Sands were designed as mirror images of each other, with their side courtyards adjoining to provide a larger open space for the residents of both buildings. The Palmcrest, to the south, was designed with the same general layout of 14 units all opening on a side courtyard and a corridor directing views from Collins Avenue to the ocean beyond, though the façade detailing differed from the two northern buildings.



Seaside Terrace circa 1952; the building visible to the south (right) is White Sands.



White Sands circa 1952; this building is a mirror image of Seaside Terrace to the north (left). The Palmcrest building, also designed by William Tschumy in 1948, is visible to the south (right).



Palmcrest circa 1950; Palmcrest utilized the same layout as Seaside Terrace and White Sands, with 14 units to one side, the central corridor framing views through the courtyard to the ocean, and the units opening onto a green space.

This grouping of three buildings was reflective of the overall pattern of development and architectural style that came to define Collins Avenue in 1950s Surfside. Today, Seaside Terrace is the only one of the three that remains. White Sands and Palmcrest were demolished and replaced with the Four Winds condominium tower in 1967.

#### IV. ARCHITECTURAL SIGNIFICANCE

Seaside Terrace is significant as an excellent example of early MiMo architecture. Further, it provides a strong example of the modest architecture that emerged as the dominant design style transitioned from Streamline Moderne to MiMo. While overall, Seaside Terrace is an early MiMo building, its simplified features and massing evoke the Streamline Moderne style. The asymmetrical façade minimally adorned with features that emphasize horizontal lines, including the rows of windows and continuous eyebrows, and the flat roof and parapet are all typical Streamline Moderne features. However, additional decoration that would usually adorn a Streamline

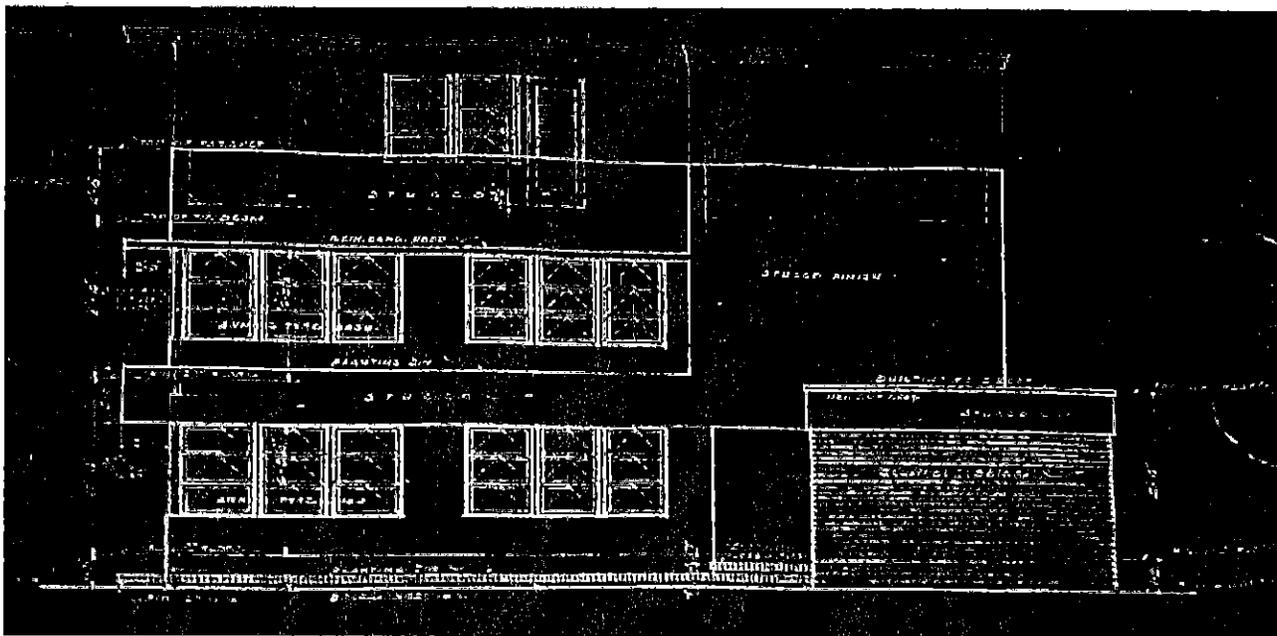
Moderne building, like concrete block screen walls, porthole cutouts, and more stylized eyebrows, were not used here.

A distinctive feature of MiMo architecture is that the physical building features were adapted to suit the local climate. As the MiMo architectural style reached its height in the mid- to late 1950s, it came to include define a new architectural vocabulary that not only spoke to the novelty and futurism embedded in modernist design, but that addressed functional concerns of living in the subtropical climate of Miami. Exterior decoration evoked a sense of the tropical environment, using abstract forms in shades of sea green, and featuring representations of sea life, like mermaids, dolphins, seahorses, and seashells.

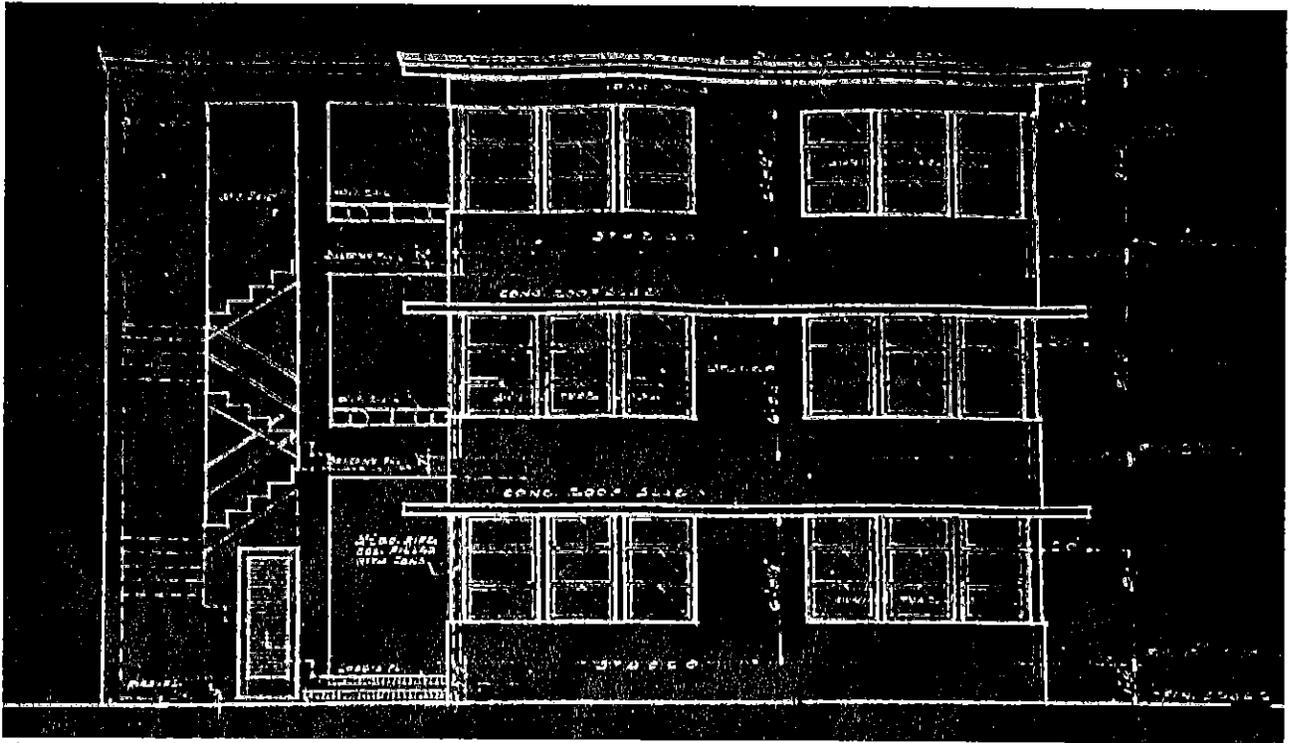
While Seaside Terrace does not integrate the novel and abstract forms that eventually came to define the MiMo, style, it does incorporate other, distinct MiMo elements. Seaside Terrace was designed with modest decoration that effectively breaks up the façade, but also responds to the tropical location. The wide bands of windows with continuous eyebrows, the concrete screen wall at the property edge, and relationship between the building and shaded courtyard are all elements designed in response to the climate, providing shade and breeze for residents.

Seaside Terrace was constructed in 1948. In terms of evolution of architectural styles, Streamline Moderne is generally recognized as encompassing the years from 1930-1945. MiMo, as a clearly defined style, emerged in the 1950s. While Seaside Terrace is a modest building, it conveys the transition that occurred between the Streamline Moderne and MiMo styles. It is an excellent example of early MiMo architecture with streamlined features. Simplified detailing that responds to the beachfront location characterizes the asymmetrical façades.

The original design and features of the building remain largely intact. The detailing on the façades is original, including the eyebrows, integrated planting boxes, bands of windows that wrap the corners, and the brick-faced, one-story office. The doors, with simplified geometric mouldings, are original to the building. While the windows are not the original metal awning windows, the original fenestration pattern remains evident, particularly as the dimensions of the original windows remain in place today.



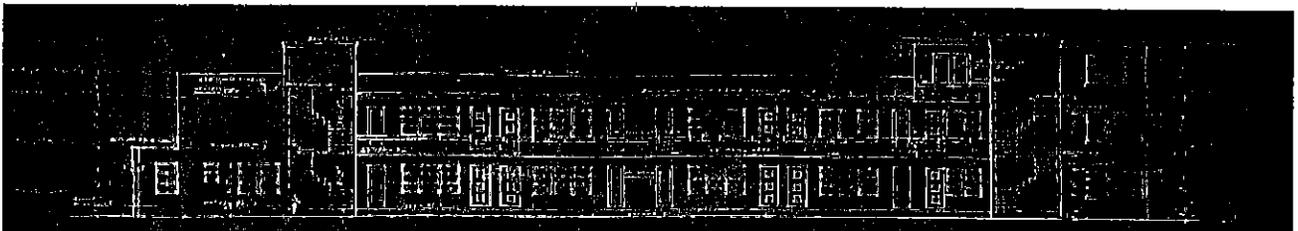
The original, 1948 plans for Seaside Terrace show the design for the Collins Avenue frontage. It includes a simple stucco façade, broken up by eyebrows, a planting box between the first and second stories, awning windows, and slumped brick on the one-story office. The partial third story is visible beyond. (Plans courtesy Town of Surfside Building Department.)



The design for the west-facing, oceanfront façade is shown in the original building plans. Today the overall design remains evident, with original features that remain, including the eyebrowes that wrap the building corners, the fenestration pattern, and the open corridor to the south (left). The stairway was once open, but today has been partially enclosed with glass block (Plans courtesy Town of Surfside Building Department.)



The original plan for the north façade shows that, as today, this elevation received limited ornamental treatment. The most prominent features are the windows, eyebrowes, and integrated planting box that wrap around from the front and rear façades. (Plans courtesy Town of Surfside Building Department.)



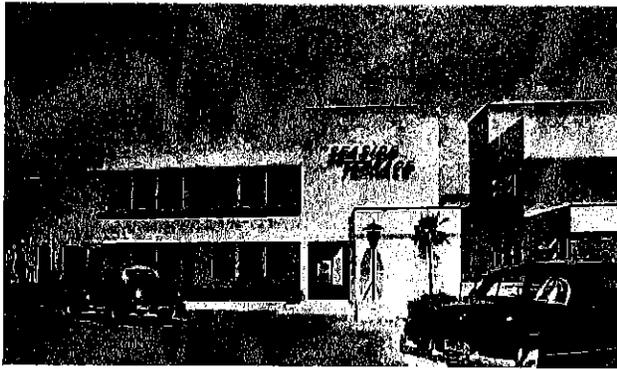
The south elevation of Seaside Terrace faces the courtyard. This façade is defined by the fenestration pattern of wooden doors with simple geometric decoration and wide windows. The original railing featured a simple repeating pattern of paired circles. While the original windows and railings have been replaced, the overall design and historic character remains intact today. (Plans courtesy Town of Surfside Building Department.)

A number of small-scale features dating from the historic period remain today. This includes the fisherman statue at the main entry. A postcard dating to circa 1960s shows the statue in the same location as today, atop the brick pedestal. However, an earlier postcard shows a lamp in this location. While the statue is not shown on the earlier postcard, it may have been located elsewhere on the property. The concrete and tile benches in the courtyard were located on the terrace with a matching table during the historic period. The freestanding planters

on the terrace also remain. It is unusual for a building to retain these types of historic features that are independent from the building.

Period photographs show that concrete wall at the northern and southern property boundaries is not an original feature. It was likely added once the neighboring properties were demolished and the existing condominium towers were constructed. The top half of the wall, characterized by a rectangular concrete block pattern, is typical of MiMo design, and does not detract from the historic character of the property.

While overall the original design and detailing of Seaside Terrace remains today, some features have been altered. The simple metal railings found on the second-floor walkway and balcony and on the terrace are likely contemporary replacements. Metal gates that restrict access at the front and rear entrances into the courtyard are newer additions. While they provide an important security function for the building, they alter the historic visual relationship; the building and entryways formed a view corridor from Collins Avenue back to the beachfront and ocean. The front entryway was altered early in the building's history. By the 1960s, the roofline of the first-floor office was extended to cover the entryway. A brick-faced column was added to support the new roof structure. Even with the modifications that have occurred, the building continues to convey the early MiMo design.

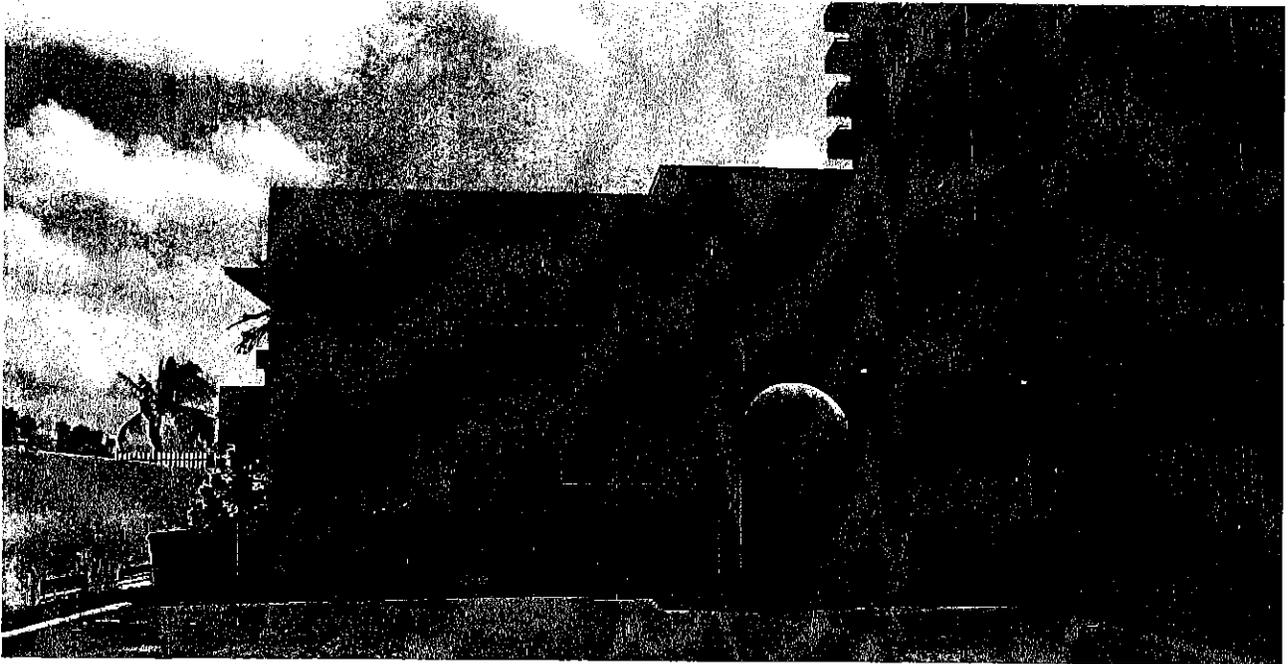


Historic period postcard documenting the original detailing of Seaside Terrace, circa 1952. The entryway and paint scheme have been modified. The original 'Seaside Terrace' signage was later damaged and removed.



Circa 1963 postcard documents the altered entryway, with extended first-floor roof and statue. The fisherman statue now stands atop the brick pedestal, where a light fixture was placed in the previous image.

Seaside Terrace embodies an architectural type that reflects the late 1940s transition from Streamline Moderne to MiMo. Together, these two architectural styles substantially contributed to the overall character of Surfside during the mid-20<sup>th</sup> century. The location of the two-/three-story former motel building on the beach in Surfside is also significant, as these types of small-scale motel apartment buildings defined the character of Collins Avenue in Surfside. While many of the historic period motel apartment buildings have since been demolished and replaced with contemporary buildings and towers, Seaside Terrace serves as an example of the historic character of Surfside. It is an important example of early, transitional MiMo architecture.



View of the main façade of Seaside Terrace, August 2014. While changes have been made, the historic design and character of the early transitional MiMo building remains evident today.

## V. CRITERIA FOR DESIGNATION

Seaside Terrace is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

- (a) **Criteria Sec. 16A-10(1)(a)**, Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.
- (c) **Criteria Sec. 16A-10(1)(c)**, Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.

## VI. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

If designated, standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

## VII. CONTRIBUTING FEATURES

Seaside Terrace maintains a high degree of its historic integrity, in spite of changes that have occurred since its original construction in 1948. All exterior façades of the building are contributing resources. The covered entry and open-air corridor that opens into the courtyard are also important contributing features. Beyond the built structure, the southern courtyard and beachfront terrace are integral to the historic character and setting of Seaside Terrace. Any proposed alterations to features that contribute to the significance and integrity of Seaside Terrace require submittal of a Certificate of Appropriateness.

## VIII. STAFF EVALUATION

Staff has performed a site visit to document Seaside Terrace, as well as research into the historic context of the building. Staff has determined that Seaside Terrace, located at 9241 Collins Avenue, meets the objective criteria for designation. This evaluation is based on the historic context and architectural qualities of the building, as it reflects the pattern of development in Surfside. Further, because the building reflects the architectural transition that occurred in the late 1940s from Streamline Moderne to MiMo, Seaside Terrace provides an important sample of Surfside's architectural heritage, and the evolution of architectural styles that historically defined Collins Avenue.

## IX. ENDNOTES

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<sup>1</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.

<sup>2</sup> "The History of Altos Del Mar," Altos Del Mar Sculpture Park, accessed March 17, 2014. <http://www.admsp.org/2010/02/08/admsp-nature-friendly-series-the-materials-subtle-interventions/>.

<sup>3</sup> Eric P. Nash & Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, Chronicle Books, San Francisco, CA, 2004: 142.

<sup>4</sup> "History of Surfside," Town of Surfside, accessed February 7, 2014.

[http://www.townofsurfsidefl.gov/Pages/SurfsideFL\\_WebDocs/aboutsurfside#history](http://www.townofsurfsidefl.gov/Pages/SurfsideFL_WebDocs/aboutsurfside#history).

<sup>6</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.

<sup>6</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.

<sup>7</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 6.

<sup>8</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.

<sup>9</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 14.

<sup>10</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.

**X. APPENDIX A: PROPERTY INFORMATION**

Address	Folio Number	Legal Description	Property Owner
9241 Collins Ave Unit 1	14-2235-026-0020	Seaside Terrace Condo Unit 1 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 18999-1762-19103-1634-1299-1 COC 23616-1725-04-2005-4	Varda R. Tal 9149 Collins Avenue Unit 1 Surfside, FL 33154-8044
9241 Collins Ave Unit 1A	14-2235-026-0010	Seaside Terrace Condo Unit 1A Undiv .02875% Int In Common Elements Off Rec 12523-2915 Or 17609-4395-0397-1	9241 Collins Ave 1A LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 2	14-2235-026-0030	Seaside Terrace Condo Unit 2 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20245-2678-02021-1 COC 23562-0928-07-2005-1	Joel Thurston & Karen Lazarus 9241 Collins Avenue Unit 17 Surfside, FL 33154-3041
9241 Collins Ave Unit 3	14-2235-026-0040	Seaside Terrace Condo Unit 3 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20086-1723-1201-4	Mary Cunsolo 9241 Collins Avenue Unit 3 Surfside, FL 33154-3044
9241 Collins Ave Unit 4	14-2235-026-0050	Seaside Terrace Condo Unit 4 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 12575-2008-0785-1 COC 24696-0106-06-2006-1	Montri & Marissa Putek 7521 Buccaneer Avenue North Bay Village, FL 33141-4111
9241 Collins Ave Unit 5	14-2235-026-0060	Seaside Terrace Condo Unit 5 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19763-2820-0601-4	Josefina & Jesus Lopez 9140 Collins Avenue Unit F Surfside, FL 33154
9241 Collins Ave Unit 6-7	14-2235-026-0070	Seaside Terrace Condo Unit 6-7 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12787-3132-0186-1	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675

9241 Collins Ave Unit 8	14-2235-026-0080	Seaside Terrace Condo Unit 8 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 13167-3101 19289-3471 0886 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 9	14-2235-026-0090	Seaside Terrace Condo Unit 9 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19289-3469 0999 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 10	14-2235-026-0100	Seaside Terrace Condo Unit 10 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16014-3945 0893 1	9241 Collins Ave LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 11	14-2235-026-0110	Seaside Terrace Condo Unit 11 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16382-1221 0594 1	Jesus & Gladys Lopez 6016 6 Street Arlington, VA 22203
9241 Collins Ave Unit 12	14-2235-026-0120	Seaside Terrace Condo Unit 12 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19533-2380 0201 4	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 14-15	14-2235-026-0130	Seaside Terrace Condo Unit 14-15 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 14158-3012 0689 1	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 16-17	14-2235-026-0140	Seaside Terrace Condo Unit 16-17 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12590-2297 0784 5	Joel & Karen Thurston 9241 Collins Avenue Unit 17 Surfside, FL 33154-3041

*Jesús M. López*  
6016 6th ST N  
Arlington, VA 22203-1017  
Tel. (703) 522-1923 Fax (703) 522-0203  
Email [JML103@verizon.net](mailto:JML103@verizon.net)

January 16, 2015

Miami-Dade County  
Regulatory and Economic Resources Department  
Office of History Preservation Board  
111 NW 1<sup>st</sup> Street, Mailbox 114 – 12<sup>th</sup> Floor  
Miami, Florida 33128

Dear Board Members:

My name is Jesus M. Lopez and I, with my wife Gladys, own a condominium unit in the Seaside Terrace Condominium building (Seaside) located at 9241 Collins Ave., Surfside Florida 33154.

This letter is to ask the members of the Miami-Dade Historic Preservation Board (Board) to DENY Mr. Joel Thurston's petition to the Board, made at the November 19, 2014 Board meeting, to declare the Seaside Terrace Condominium building a historic local building. In addition, this letter is to prevent the Board from being used, by Mr. Thurston and the Seaside Terrace Board of Directors, to limit any interest developers may have in acquiring the Seaside Terrace Condominium building.

Following are the reasons, I believe, DENYING Mr Joel Thurston's petition is the proper, just, and right decision for the Board. In addition, after reading the Designation Report on the Seaside Terrace building prepared by staff of the office of Historic Preservation I believe that the building does not meet the qualifications, for designation as a historic local building.

It all started with an unsolicited offer of purchase, by a developer, for the Seaside Terrace Condominium building; below is a synopsis of what has transpired since the offer:

Seaside's Board of Directors received an unsolicited offer by a developer to

purchase Seaside in the month of May 2014. The offer was rejected by Seaside's Board of Directors. Revised offers for Seaside, by the same developer, were received and rejected by the Seaside Board of Directors later in May and early June. Examples of the offers are contained in Attachments 1 through 4.

 Adobe Acrobat Document  
Attachment 1

 Adobe Acrobat Document  
Attachment 2

 Adobe Acrobat Document  
Attachment 3

 Adobe Acrobat Document  
Attachment 4 (To read click on the icons.)

Note the statement on Woods Management correspondence on behalf of Seaside's Board of Directors "100 percent participation and willingness to sell the condo units is a must".

I learned of these offers via letters from Mr. Joaquin Delgado of Woods Management Corporation of Florida on behalf of Seaside's Board of Directors. For what I recall, at no time were these offers submitted to Seaside's owners for an official vote.

Following these unsolicited offers by a developer to purchase the Seaside building, I received a letter from Seaside's Board of Directors dated August 8, 2014 and signed by Mr. Thurston, warning Seaside owners of the tactics some developers might use to gain control of the building.

In addition, the letter informed Seaside owners, the Board of Directors was proposing changes to the Declaration of Condominium bylaws. The letter also stated these changes to the Declaration of Condominium would not affect the owners in any way. (See Attachment 5.)

 Adobe Acrobat Document  
Attachment 5 (To read click on the icon.)

Seaside's Board of Directors proposed two changes to the bylaws. The first would not allow any owner to sell or lease their unit(s) to a corporation, partnership, trust, LLC, and/or non-personal entity. The second would limit the number of units any person could own. (See Attachment 6.)

 Adobe Acrobat Document  
Attachment 6 (To read click on the icon.)

The majority of Seaside owners, including me, did not have a major problem with limiting the number of units any individual owner could own in the building.

However, the amendment precludes any one person from buying the Seaside building for development since ownership by individuals, since the passing of the amendment, its limited to three units.

How could the letter signed by Mr. Thurston on behalf of the Seaside Condominium Association call the first change to the Declaration of Condominium a simple change that would not affect the owners while in fact it prohibits selling to any non-personal entity, e.g., a corporation?

Prohibiting Seaside's owners from selling to a corporation ensures that in the event of an offer to purchase Seaside by a corporation (developer), regardless how attractive the offer, owners could not accept the offer since they were not allowed to sell to other than individuals.

The limitation on who Seaside's owners could sell to would have impacted most if not all owners monetarily. Proof of the preceding statement is the unsolicited offer by a developer, reference above, which was about \$450,000 or more for a one bedroom unit in the building.

A Seaside Condominium Association special membership meeting to consider the above amendments to the Declaration of Condominium was called for September 25, 2014. At the meeting, in spite of all the encouragement to vote yes by members of Seaside Board of Directors via telephone calls and or emails, see attachment 7, the first amendment or (A) limiting to whom owners could sell DID NOT PASS; the second amendment or (B) passed with 75 percent of the voting interest.



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Document

Attachment 7 (To read click on the icon.)

On December 3, 2014, I received an email from Mr. Thurston stating the Miami-Dade Historic Preservation Board had the Seaside building along with six other properties in Surfside, on a list for consideration as a historic local building. (See attachment 8.)



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Document

Attachment 8 (To read click on the icon.)

What the email fails to state is that Seaside being on the Miami-Dade Historic Preservation Board's list for consideration as a historic building is irrelevant since, currently, owners must ask the Board to take action and evaluate the building. (The email also fails to state that he (Mr. Thurston) had already petitioned the Board on this matter. See next paragraph.)

I requested from the Office of Historic Preservation a copy of the Miami-Dade Historic Preservation Board's meeting of November 19, 2014. Mr. Thurston's petition to the Board to consider Seaside as a historic site appears on page seven of the minutes. (See attachment 9.)



Adobe Acrobat  
Document

Attachment 9 (To read click on the icon.)

This petition by Mr. Thurston to the Board supports my statement the Board being used to get what he and Seaside's Board of Directors couldn't get via an owners' vote, at the special membership meeting of Seaside Terrace Condominium to consider an amendment prohibiting owners selling to other than individuals. (The amendment was voted down, it DID NOT PASS. See third paragraph this page.)

Curtailing Seaside owners' right to sell to corporations would have diminished Seaside's value and preclude a possible acquisition by a developer. A Board decision favorable to Mr. Thurston's petition would be tantamount to limit the Seaside appeal and value to developers with the resulting damage also in value to Seaside owners. The owners have already shown that they are not in favor of doing so.

Regarding the Seaside building the Designation Report on the building drafted by a Historic Preservation Specialist considers it historically significant. Most if not all the basis for declaring the building historically significant is: association with the architectural history and reflection of the pattern of development in Surfside, and as an example of early mid-century Miami Modern (MiMo) architecture. In my opinion, Seaside's architectural details are not important enough to merit a historic designation.

The report goes to great extent to describe steps taken by real estate developers in Miami-Dade County (Tatum Brothers) to subdivide the land that became Surfside. It also details the platted of a series of subdivisions with dates and names for the subdivisions. And it continues with an abridged history of the city of Surfside since its incorporation in 1935 to-date. It also contains copies of diverse old photos including an old advertising billboard, a plat book, etc.

The report also notes the Seaside building being constructed in 1948, and supposedly representing the pattern of development planned for Surfside in the 1920s. The report argues that the building is an example of the architectural, cultural, economic, historical, social, or other aspect of Surfside. In fact, there is nothing outstanding about the overall architectural character and design of the building.

I noticed on page three of the Seaside Designation Report a description of a building (see the picture of the building in page four) across Collins Avenue from Seaside Terrace which, in my nonprofessional opinion, better fits being declared a historic local building. According to the Designation Report, the building was built in 1945 while Seaside was built in 1948, making it the oldest on the block and in my opinion has a much better architecture and uniqueness, or overall quality of design, detail, materials or craftsmanship.

There is, on page 6 of the report, a description and pictures of two concrete walls with rectangular screen blocks in the southern property edge in the parking lot and at the southern property edge in the courtyard. For your information, the wall belongs to the Four Wings building, not to Seaside.

Also, on page 6, the doors on the picture are not original doors as stated in the report. Those are replacement doors like all doors on Seaside's units. On page 7, last sentence second paragraph "a sunburst has been painted on the façade between the two window bays." The painting was done by a Seaside tenant within the last two years. Same page, third paragraph "A one-story room, likely used for storage..." This room is used by a handyman to store his tools. The handyman does odd jobs for the Board of Directors. For the owners there is a small storage room on the second floor next to an unused bathroom.

The Seaside Designation Report dwells on the work of the architect Mr. William Tschumy who was hired in 1948 to design a grouping of three neighboring buildings on the beachfront in Surfside. The Seaside building is not identified as the work of an architect whose individual work is significant in the history or

development of the city of Surfside. Therefore, information about the architect Mr. William Tschumy is immaterial.

For all of the above, I ask again the Board to DENY Mr. Thurston's petition to declare the Seaside Condominium building a historic local building. A favorable decision by the Board to Mr. Thurston's petition would be against equity and good conscience and not in the best interest of Seaside's owners and the Historic Preservation Board. In addition, then I could say Justice is served!

Sincerely,

Jesús M. López

Attachments:

As stated.



MANAGEMENT CORPORATION OF FLORIDA  
REALTORS®



May 15, 2014

Re: Offer to buy Condominium by Developer

Dear Unit Owner:

The Board of Director has instructed me to inform you of an offer to purchase all the units by a developer. I am enclosing the actual offer received and Messrs. Bondurant's and Thurston's response to the propose purchasing price. A 100 % consensus is of course needed to move forward.

Should you wish to comment on the offer, please do so by email at [JDelgado@WoodsManagement.com](mailto:JDelgado@WoodsManagement.com), by fax at (305) 887-9803 or by mail at the address below, and of course call me if you have any questions or concerns.

Cordially and respectfully,  
For the Board of Directors

Woods Management

Joaquin R, Delgado, CAM

(Attach 1)

Joaquin Delgado

From: Walton Bondurant [wbondurant@bondurantlaw.com]

Sent: Wednesday, May 14, 2014 2:29 PM

To: Woods Management

Cc: Ina Triston

Subject: Re: Seaside Terrace>>>>Proposal>>>>Walton Bondurant

Joaquin, Ibel is in Italy but emailed me that he is a "NO". I am also a "NO" as this is not a good deal. Many other Surfside properties are being sold on the market with same or higher square foot prices. This is definitely NOT the "get rich buyout" one hears about and the proposed buyer is identified only as "Marion". Will you please pass this email string on to all owners at Seaside Terrace?

On 5/12/2014 5:23 PM, Nestor Bromberg, MBF, CIPS wrote:

Walton,

Herewith please find below my Client's Proposal. Please review it and let me know your response.

Thanks

**NESTOR BROMBERG PA, MBF CIPS**

Senior Realtor-Associate

**THE BROMBERG TEAM**

Residential & Commercial

(305) 933-6968 Office

(305) 409-8282 Cellular

(786) 363-8853 E-Fax

[nestor@nestorbrombergteam.com](mailto:nestor@nestorbrombergteam.com)

[Nes25@aol.com](mailto:Nes25@aol.com)

[WWW.NESTORBROMBERGTEAM.COM](http://WWW.NESTORBROMBERGTEAM.COM)

KELLER WILLIAMS REALTY ELITE PROPERTIES

20801 BISCAYNE BLVD. SUITE 101

AVENTURA FL. 33180

OFFICES IN MIAMI BEACH - CORAL GABLES

Hi Nestor,

Since we are currently in design for our other development in Surfside and are working towards a public-private partnership with the City, the City Planner was very candid about a few of the challenges we would have to overcome at 9241 Collins. Particularly the required approval of a variance to the code in order for a project to be feasible here. Under code 90-48.5; where a building exceeds 30 feet in height the width of each side shall be increased one foot for every three feet of building height above 30 feet. Since the lot is only 50 feet in width and set backs are required to be 10 feet on each side, having to adhere to the code as-is would not allow for a project to proceed. So this variance approval is necessary.

The last site we closed in Bay Harbor Islands is very similar in size to this one, as you know we had to overcome many obstacles ranging from transfer development rights, height requirements and more. Yet since we worked closely with Bay Harbor Officials we were able to achieve the seller, the city and our goals and close on the purchase of site in a timely manner.

Given what we are looking to accomplish with the City of Surfside on our other site and our ability to work out complex deals, I feel that the risk here is manageable for my team. We can put our resources to work with the City to help facilitate the issuance of the variance. It is a process that we must go through in order to receive

5/15/2014

the approval. We would create the architectural & engineering plans and present to the City how our proposed design can meet their remaining requirements.

A project on this site will have fewer units at much smaller sizes and we will be competing with the expansive luxurious projects nearby, so a key factor is creating an effective design that will work with the limitations of the site. Being on the ocean is valuable but at last count there are hundreds of units coming to the water so if there is ever a time to move a project forward it is now before all the resell units hit the market and we begin to see an overabundance of new supply. If we begin the process now we can be out of the ground during the first quarter of next year, starting any later increases our risk of missing the market. So you know, there is another condo building a few blocks away where the unit owners have reached consensus to sell, this is illustrative of the property owners sensing the height of the market is closing in.

In light of these findings, I am ready to proceed based on the sites future usability with the approved variance for development and comparable land market valuation. Purchase price of \$4,031,530 (\$410/SF based on tax roll of 9,833SF unit area) with the closing upon variance/site plan approval.

Alternatively and more lucrative for the condo owners, I would be open to the possibility of including them as a partner in the development which will result in a significantly higher payout to them. As we have done previously, we can enter into a joint venture agreement and they can share in the upside. I am sure they will find the deal structure that we can create for them attractive and safe. I look forward to continuing to work with you.

thank you,

Marlon

---

-----Original Message-----

From: Walton Bondurant <[wbondurant@bondurantlaw.com](mailto:wbondurant@bondurantlaw.com)>

To: Nestor Bromberg <[nes25@aol.com](mailto:nes25@aol.com)>

Cc: Woods Management <[Woodsmgtcorp@bellsouth.net](mailto:Woodsmgtcorp@bellsouth.net)>; Joel Thurston <[ffg@bellsouth.net](mailto:ffg@bellsouth.net)>

Sent: Mon, May 12, 2014 7:58 am

Subject: Seaside Terrace

When we talked last week I was busy and in a meeting, and you promised to send more details at a later date. Since then I have confirmed that there is significant opposition to a sale under any circumstances, so you may govern yourself accordingly.

5/15/2014



MANAGEMENT CORPORATION OF FLORIDA  
REALTORS®



May 15, 2014

Re: Revised Offer to buy Condominium by Developer

Dear Unit Owner:

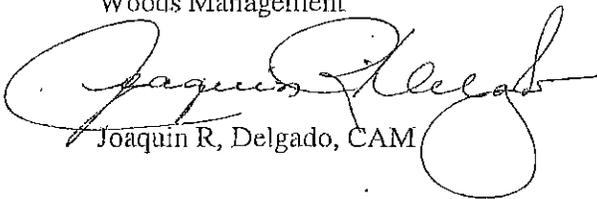
The developer wishing to purchase the building has revised his offer and it is enclosed herein for your perusal and information. Please be advised that for the purchase building 100% participation and willingness to sell the units is a must. Be further advised I have learned there exist a strong opposition to the sale of the building

Kindly note that time is of the essence for the offer, I have advised the broker that the owners were being apprised of the revised offer, therefore it is imperative that if you wish to respond, positively or negatively, to the information enclosed, do so at your earliest opportunity so that we may respond to the offer by the end of next week at the latest.

You may send me your comments by email at [JDelgado@WoodsManagement.com](mailto:JDelgado@WoodsManagement.com), by fax at (305) 887-9803 or by mail at the address below, and of course call me if you have any questions or concerns.

Cordially and respectfully,  
For the Board of Directors

Woods Management



Joaquin R, Delgado, CAM

I:\wpdocs\MyFiles\SSB 2014 Offer 2.doc

2740 WEST 5TH AVENUE, HIALEAH, FL 33010 • PHONE: 305-887-9801 • FAX: 305-887-9803

Joaquín Delgado

From: Nestor Bromberg, MBF, CIPS (nes25@aol.com)  
Sent: Tuesday, May 20, 2014 6:40 PM  
To: wbondurant@bonduranllaw.com  
Cc: Woodsmtgcorp@bellsouth.net; fffg@bellsouth.net  
Subject: Re: Seaside Terrace>>>>New Proposal>>>>Walton Bondurant

Please read below and let me know your response. Thanks

Nestor,

For some perspective, the Surfclub with their Four Seasons Resort style amenities sits on 9 acres with 1,000 feet of oceanfront access, they are creating a very exclusive project for their residents, 9241 on the other hand has only 50 feet of lot width and with the required set backs it is restricted to only 30 feet of width in which to set the building, this makes it impossible to compete on project amenities and luxury scale and therefore fall short of achieve pricing anywhere near that of surfclub or other larger projects. The Surfclub paid \$307/sf lot area, you are asking me to value this property at a much greater sum than this. The economic value of a property is tied to its actual development utility. My offer was in line with the market, the site on 95th Collins, a better location, was purchased for 4Million (\$308/SF) and they had the added benefit of the side street entrance to their residences.

All the best sites in Surfside have been acquired and this phantom run up in price will end, most of us who develop know this. I appreciate your encouragement to continue to pursue this site however the numbers always guide what can and can not be done on any project. I have interest because I can get economies of scale on my construction costs since my other project is a few blocks away. My architect informed me we can obtain a slight increase in additional living area if we meet certain guidelines with the city. I am extending myself to say I can pay \$5,408,150 for the site (\$550/SF for 9,833 building living area). This would be a straight purchase, with no participation for the owners in our project, unlike my other site. This will still need to be based on obtaining the site plan approval variance from the city, since the city planner mentioned it is impossible to develop a project on this site without it, the property would be of no use to me or any developer for that matter without this variance.

Let's not spend our time and energy on this if they are not serious about reaching an agreement at this price. Lets look at the other site you mentioned if this one goes nowhere after this week.

Thank you

Marlon

NESTOR BROMBERG PA, MBF CIPS  
Senior Realtor-Associate  
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KELLER WILLIAMS REALTY ELITE PROPERTIES  
20801 BISCAYNE BLVD, SUITE 101  
AVENTURA FL 33180  
OFFICES IN MIAMI BEACH - CORAL GABLES

-----Original Message-----

From: Walton Bondurant <wbondurant@bonduranllaw.com>  
To: Nestor Bromberg <nes25@aol.com>  
Cc: Woods Management <Woodsmtgcorp@bellsouth.net>; Joel Thurston <ffffg@bellsouth.net>  
Sent: Mon, May 19, 2014 9:54 am  
Subject: Re: Seaside Terrace>>>>Proposal>>>>Walton Bondurant

We don't negotiate against ourselves. Remember, we didn't put the building up for sale, set a price and advertise to potential

5/22/2014

buyers.

On 5/19/2014 9:29 AM, Nestor Bromberg wrote:

What's their counteroffer?

Sent from my iPhone

On May 18, 2014, at 7:12 PM, Walton Bondurant <wbondurant@bondurantlaw.com> wrote:

So far three owners representing 5 units have replied. All "no".

On 5/16/2014 5:35 PM, Nestor Bromberg, MBF, CIPS wrote:

I will appreciate a feedback. Thanks

-----Original Message-----

From: Nestor Bromberg, MBF, CIPS <nes25@aol.com>

To: wbondurant <wbondurant@bondurantlaw.com>

Cc: Woodsmgtcorp <Woodsmgtcorp@bellsouth.net>; fffg <fffg@bellsouth.net>

Sent: Mon, May 12, 2014 5:23 pm

Subject: Re: Seaside Terrace>>>>Proposal>>>>Walton Bondurant

Walton,

Herewith please find below my Client's Proposal. Please review it and let me know your response.

Thanks

**NESTOR BROMBERG PA, MBF CIPS**  
**Senior Realtor-Associate**  
**THE BROMBERG TEAM**  
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**OFFICES IN MIAMI BEACH - CORAL GABLES**

Hi Nestor,

Since we are currently in design for our other development in Surfside and are working towards a public-private partnership with the City, the City Planner was very candid about a few of the challenges we would have to overcome at 9241 Collins. Particularly the required approval of a variance to the code in order for a project to be feasible here. Under code 90-48.5; where a building exceeds 30 feet in height the width of each side shall be increased one foot for every three feet of building height above 30 feet. Since the lot is only 50 feet in width and set backs are required to be 10 feet on each side, having to adhere to the code as-is would not allow for a project to proceed. So this variance approval is necessary.

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5/22/2014

here is manageable for my team. We can put our resources to work with the City to help facilitate the issuance of the variance. It is a process that we must go through in order to receive the approval. We would create the architectural & engineering plans and present to the City how our proposed design can meet their remaining requirements.

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thank you,

Marlon

-----Original Message-----

From: Walton Bondurant <wbondurant@bondurantlaw.com>  
To: Nestor Bromberg <nes25@aol.com>  
Cc: Woods Management <Woodsmgtcorp@bellsouth.net>; Joel Thurston <fffg@bellsouth.net>  
Sent: Mon, May 12, 2014 7:58 am  
Subject: Seaside Terrace

When we talked last week I was busy and in a meeting, and you promised to send more details at a later date. Since then I have confirmed that there is significant opposition to a sale under any circumstances, so you may govern yourself accordingly.

5/22/2014

45



MANAGEMENT CORPORATION OF FLORIDA  
REALTORS®



June 3, 2014

Re: Revised Offer to buy Condominium by Developer (2)

\$7,500,000.

Dear Unit Owner:

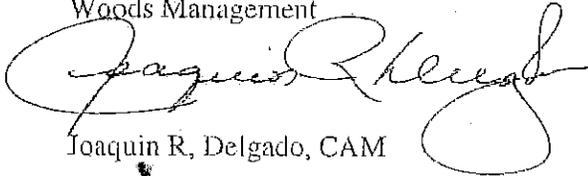
The developer wishing to purchase the building has revised his offer to the above amount. Please be advised that for the purchase building 100% participation and willingness to sell the units is a must. Be further advised I have learned there exist a strong opposition to the sale of the building

Kindly note that time is of the essence for the offer, I have advised the broker that the owners were being apprised of the revised offer, therefore it is imperative that if you wish to respond, positively or negatively, to the information enclose, do so at your earliest opportunity so that we may respond to the offer by the end of next week at the latest.

You may send me your comments by email at [JDelgado@WoodsManagement.com](mailto:JDelgado@WoodsManagement.com), by fax at (305) 887-9803 or by mail at the address below, and of course call me if you have any questions or concerns.

Cordially and respectfully,  
For the Board of Directors

Woods Management



Joaquin R, Delgado, CAM

Joaquin Delgado

From: Nestor Bromberg, MBF, CIPS [nes25@aol.com]  
Sent: Tuesday, June 03, 2014 11:34 AM  
To: jdelgado@woodsmanagement.com  
Subject: Re: Seaside Terrace>>>>Final Proposal>>>>Joaquin Delgado  
Attachments: image002.gif

Thank you.

NESTOR BROMBERG PA, MBF CIPS  
Senior Realtor-Associate  
THE BROMBERG TEAM  
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(305) 409-8282 Cellular  
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KELLER WILLIAMS REALTY ELITE PROPERTIES  
20801 BISCAYNE BLVD. SUITE 101  
AVENTURA FL 33180  
OFFICES IN MIAMI BEACH - CORAL GABLES

-----Original Message-----

From: Joaquin Delgado <Woodsmgcorp@bellsouth.net>  
To: 'Nestor Bromberg, MBF, CIPS' <nes25@aol.com>  
Sent: Tue, Jun 3, 2014 9:56 am  
Subject: RE: Seaside Terrace>>>>Final Proposal>>>>Joaquin Delgado

Thanks, Nestor. I will convey to owners this date.



Woods Management Corp of Florida  
(305) 887-9801

NOTICE: This e-mail message, including any attachments and appended messages, is for the sole use of the intended recipients and may contain confidential and legally privileged information. If you are not the intended recipient, any review, dissemination, distribution, copying, storage or other use of all or any portion of this message is strictly prohibited. If you received this message in error, please immediately notify the sender by reply e-mail and delete this message in its entirety.

From: Nestor Bromberg, MBF, CIPS [mailto:nes25@aol.com]  
Sent: Monday, June 02, 2014 4:20 PM  
To: jdelgado@woodsmanagement.com; wbondurant@bondurantlaw.com  
Cc: ffrg@bellsouth.net  
Subject: Re: Seaside Terrace>>>>Final Proposal>>>>Joaquin Delgado

Joaquin,  
Herewith please find below Marlon Gomez final offer. Please let me know the Owner's response. Thanks



\$7,500,000 highest & final offer for 9241 Collins, let me know.  
Marlon Gomez

NESTOR BROMBERG PA, MBF CIPS  
Senior Realtor-Associate  
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AVENTURA FL 33180  
OFFICES IN MIAMI BEACH - CORAL GABLES

-----Original Message-----

From: Joaquin Delgado <Woodsmgcorp@bellsouth.net>

6/3/2014

47

June 13, 2014

Re: Revised Offer to buy Condominium by Developer (3)

Nine Million Dollars

Dear Unit Owner:

The developer wishing to purchase the building has again revised his offer to the above amount. Please be advised that for the purchase of the building 100% participation and willingness to sell the units is a must. Be further advised that members have averred their opposition to this new offer for sale of their units.

Kindly note that time is of the essence for the offer, I have advised the broker that the owners were being apprised of the revised offer, therefore it is imperative that if you wish to respond, positively or negatively, to the information enclose, do so at your earliest opportunity so that we may respond to the offer by the end of next week at the latest.

You may send me your comments by email at [JDelgado@WoodsManagement.com](mailto:JDelgado@WoodsManagement.com), by fax at (305) 887-9803 or by mail at the address below, and of course call me if you have any questions or concerns.

Cordially and respectfully,  
For the Board of Directors

Woods Management

Joaquin R. Delgado, CAM

*Seaside Terrace Condominium Association*

9241 Collins Ave.  
Surfside, Fl. 33154

Aug. 8, 2014

Dear Member of the Surfside condominium Association,

As you are already aware, we have been approached by a developer to purchase the land under the Seaside Terrace to build a new condominium. It was not a firm offer and there is nothing of substance to back it up (no contract or commitment and no deposit). Even though most or all of the unit owners have turned it down, we have investigated in some detail and want to bring you up to date and give you the results of our research. It is our intent to protect all our interests as association members from any unscrupulous acts.

The e mail we received expressing interest in purchasing our property was received from an individual developer, not an established corporation in the development business. There is no record of this person being involved in any recent development in South Florida. He does not have a domain with a corporate address on the internet or any internet footprint. When we requested more information, we were not given anything that we could verify. We were told that the majority of the funds were available from backers or investors who were not named.

I have been in touch with several well known real estate brokers and real estate attorneys who deal with developers. They voiced that developers can be extremely devious in obtaining control of a condo building and in manipulating the closing price.

Some developers have used an approach like the old "bait and switch" method. A very active real estate attorney has called them "perpetual negotiators". The bait is to entice the unit owners into selling using letters of interest with a high offering price-- without a valid sales contract with substance. Once they have the required number of sellers hooked they continue to negotiate the price down for various reasons. At the closing,

Received Time Aug. 12. 5:00PM

SEASIDE TERRACE CONDOMINIUM  
ASSOCIATION, INC.

NOTICE OF SPECIAL MEMBERSHIP MEETING TO CONSIDER  
AMENDMENT TO DECLARATION OF CONDOMINIUM

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws and the Florida Statutes, that a Special Membership Meeting will be held at Woods Management Corp of FL, 2740 West 5<sup>th</sup> Avenue, Hialeah, FL 33010-1307, on Tuesday, September 23, 2014 (date) at 03:00 PM.

The purpose of the Meeting is to vote on an Amendment to the Declaration of Condominium of the Association relating to the ownership of units by a non-human entity (LLC, Corps. etc.) and limiting ownership to three (3) units by anyone owner.

This notice is in compliance with Florida Statute 718 and was mailed or delivered to the unit owners not less than 14 days prior to the meeting.

AGENDA FOR SPECIAL MEMBERSHIP MEETING

1. Call to Order/Quorum of Membership.
2. Proof of Notice of the Meeting.
3. Vote on Amendment.
4. Adjournment.

IF YOU CANNOT ATTEND THE MEETING, IS OF THE UTMOST IMPORTANCE YOU  
RETURN THE ENCLOSED PROXY NO LATER THAN BY THE DATE OF THE MEETING

TO: Woods Management, 2740 W 5 Ave., Hialeah, FL 33010-1307.

A 75% MAJORITY IS NEEDED TO PASS THE AMENDMENT

Board of Directors

---



**Verizon Message Center**

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Monday, Sep 22 at 2:56 PM

**From:** Bondurant Law <wbondurant@bondurantlaw.com>

**To:** "jml103@verizon.net" jml103@verizon.net

**Subject:** Need your yes vote

If we get bought out by corporate raiders we all lose our right to sell on our own terms. Please reconsider!

Sent from my iPhone

Seaside Terrace Condominium, Inc.  
c/o Woods Management  
2740 West 5<sup>th</sup> Avenue, Hialeah, FL 33010

Limited Proxy Form

**Instructions:** If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your unit number, your home address, and the name of the person you desire to vote on your behalf, the way you wish your vote to be casted, sign, and return this proxy by mail so that it reaches the Association no later than **Tuesday, September 23, 2014**. If the association has on file a Voting Certificate for the unit, only the voter named in that Voting Certificate may sign this proxy, otherwise all unit owners must sign.

I/We, the undersigned, being there all the owners of, or the person designated to vote by a valid Voting Certificate for, Unit # \_\_\_\_\_, Seaside Terrace Condominium, and who resides at \_\_\_\_\_ appoints the Secretary of the Association, his or her designee, or \_\_\_\_\_ (Print Name of Proxy-holder) as my proxy-holder to attend the meeting of the members of Seaside Terrace Condominium, Inc., to be held on Tuesday, September 23, 2014, at 3:00 p.m., at Woods Management, 2740 West 5 Avenue, Hialeah, FL 33010-1307, or any adjournment thereof, but in no event longer than 90 days after the date of the meeting indicated herein. This proxy can be revoked at any time at the pleasure of the undersigned. The proxy-holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy-holder's authority is limited as indicated below:

Please check the powers you are designating your proxy holder:

\_\_\_\_\_ (General Powers) I authorize and instruct my proxy to use his or her best judgment on all matters, which properly come before the meeting as may be authorized by Sec. 718.112(2)(b)2, Florida Statutes.

\_\_\_\_\_ (Limited Powers) I authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

1. Should Article XI of the Declaration of Condominium be amended to include Section A.?  
\_\_\_ YES \_\_\_ NO Voter's Initials \_\_\_\_\_
2. Should Article XI of the Declaration of Condominium be amended to include Section B.?  
\_\_\_ YES \_\_\_ NO Voter's Initials \_\_\_\_\_

The Undersigned does ratify and confirm any and all acts and things that the proxy may do or cause to be done, whether at the meeting referred above or at any change, adjournment or continuation of it, and does hereby revoke all proxies previously executed.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Owner(s) or Designated Voter

Unit #: \_\_\_\_\_



Wednesday, Dec 3 at 5:54 PM

From: Joel thurston <fffg@bellsouth.net>  
To: "jml103@verizon.net" jml103@verizon.net  
Subject: Fw: Seaside Terrace

On Wednesday, December 3, 2014 5:13 PM, Joel thurston <fffg@bellsouth.net> wrote:

Dear Neighbors,

A report is being prepared by the Historical Preservation Office to evaluate the Seaside Terrace as a candidate to receive the prestigious designation as a historical structure. The Seaside Terrace has been on there list for consideration for the last 6 months along with 6 other properties in Surfside.

At present, Surfside is going through a transformation from a city of middle priced range oceanfront condos to one of the most expensive real estate areas in the country. It will rival South Beach with regard to new upscale condos. The price of the new condos in ocean front buildings range from \$5 million to \$22 million. There will always be buyers who cannot afford a \$5million starting price for an ocean front unit building, but are wanting to be in the exclusive area of Surfside. This is where our building comes in and fills that void.

We are fortunate to be located on the ocean in the prime area of new development. In South Beach, history has shown that the price of the units in smaller buildings had a tremendous rise in value once the construction of the high end units were completed. The buildings that were designated historic were more in demand and had a added premium to there prices. We anticipate a like pattern for Surfside when the present new construction is completed.

The designation also allows us to repair and replace items in the building and not be subject to todays building codes. For example, if we requested Surfside for a permit to replace the windows with impact windows we would have to raise all the openings by 1.5 feet since the opening is much larger than the existing code allows. But with the

designation we can replace them with no changes. The historical designation does not get involved in any way with the building operations, maintenance or repairs. A property owner may add, alter and even demolish portions of a building provided the proposed project is in keeping with the character of the original structure.

Our existing lot is zoned for 4 units. The project on 94th St. is a comparable lot size and the highest number of units they could get was a variance for 7 units. The offer we did have was contingent on getting a variance to 20 units. It is highly doubtful that any variance over the 7 units on this size lot is possible. The value of the 14 individual units are going to be much higher than just the value of the lot with that zoning.

The decision of the Historical Preservation Office is based on the merits of the building as an historic structure and according to there regulations there decision cannot be swayed by owners comments or concerns, but they will listen to your input.

I feel the concept of having the Seaside Terrace designated as a historical structure will enhance the value and appeal to any prospective purchaser of a unit. As time goes on, value of the units at Seaside will increase along with the new properties and will always be in demand especially as the prices increase. The value as individual units will always exceed the land value.

Remember rising tides raise ships, and with the designation we will all be better off monetarily.

If you have any questions please do not hesitate to call me.

Best Regards,

Joel

**EXHIBIT "A"**

Article XI of the Declaration of Condominium is amended as follows:

(Note: Added language is underlined; deleted language is struck through.)

**XI. Residential Use Restrictions Applicable to Private Dwellings**

A. Each PRIVATE DWELLING is hereby restricted to residential use by the owner or owners thereof, their immediate families, guests, invitees and lessees under leases pursuant to Article XXII. No owner or owners of any PRIVATE DWELLING shall permit the use of the same for transient, hotel or commercial purposes. ~~Except for use by lessees under leases pursuant to Article XXII, Corporate Members other than principal officers or directors, or guests of such officers and directors, provided, however, that any Corporate Member shall sign and deliver to ASSOCIATION a written statement designating the name of the party or parties entitled to use its PRIVATE DWELLING in favor of the ASSOCIATION, whereby such party or parties agree to comply with the terms and provisions of this Declaration of Condominium, and of the rules and regulations which may be promulgated by ASSOCIATION from time to time, acknowledging that the party's or parties' right to use such PRIVATE DWELLING shall exist only so long as the Corporation shall continue to be a Member of ASSOCIATION. Upon demand by ASSOCIATION to any Corporate Member to remove such party given failure of such user to comply with the terms and provisions of the Declaration of Condominium and/or of the rules and regulations of the ASSOCIATION or for any other reason, the Corporate Member shall forthwith cause such user to be removed, failing which, the ASSOCIATION, as agent of the owner, may take such action as it may deem appropriate to accomplish the removal of such user, and all such action by the ASSOCIATION shall be at the cost and expense of the owner who shall reimburse ASSOCIATION therefor upon demand, together with such attorney's fees as the ASSOCIATION may have incurred in the premises.~~ Furthermore, no owner may sell or lease his PRIVATE DWELLING except by complying with the following provisions. Sale or lease of a PRIVATE DWELLING shall be to natural persons, and the sale or lease of a PRIVATE DWELLING to a corporation, partnership, trust, LLC, and/or non-personal entity is prohibited. The provisions of this ARTICLE do not apply to ~~DEVELOPER~~ who is hereby expressly exempted from same. Apartment 1A may be used as a commercial office or a private dwelling.

B. Regardless of how title is acquired, no owner, may own individually or otherwise, any interest in more than three (3) units at any given time.



there have been cases where the closing price was 30-45% lower than the initial offering price.

If they cannot get everyone to agree to sell they try to get control of the association. They purchase any individual units that may be available or from a few owners who can be enticed to sell at a price considerably lower than offered for the entire building. Most condo owners do not attend board meetings and any owner can be elected to the Board of Directors. Over a period of time they can achieve a strong presence if not total control of the Board of Directors. They then can increase the maintenance and assessments by unreasonable amounts to force the other unit owners to sell. This is not a random occurrence. I personally have first hand information as this scenario actually happened recently to a close friend of mine in a condo building in Miami Beach.

We are proposing some changes in the bylaws which will help protect us from unscrupulous developers. They are simple changes suggested by our attorney. The first change is that a corporation cannot buy any units. Second no person can own more than 3 units. This will not affect you in any way and you are free to sell your unit at any time at your discretion.

We have been neighbors and friends for a number of years and I am looking forward to a continuing favorable relationship. Please vote yes on the bylaw changes and return to Joaquín Delgado at Woods Management as soon as possible. Please feel free to call me for any further discussion or questions.

Very truly yours,

**VI. NEW BUSINESS**

**NBI.** Initiation of Designation Procedures – **Petition by Owner**  
Seaside Terrace  
9241 Collins Avenue  
Surfside, FL 33154

**Gary Appel:** Arrived at 2:50 pm.

**Chairman Novick:** We are going to allow any member of the public to comment on any agenda item that's not a Public Hearing.

**Joel Thurston, Seaside Terrace, 9241 Collins Avenue:** I would like to make an owner petition that the Seaside Terrace condominium located at 9241 Collins Avenue may be considered as an historic site/structure. It is in Surfside. The moratorium has slowed the process. He distributed pictures to the Board documenting the property. It was designed and built in 1948 by William Tschumy in a modern art moderne style. At that time, they designed and built two additional properties next door to each other, which were mirror images and no longer exist. From 1948 to 1985 the property was run as a hotel. In 1985 it was converted into 14 condominium units. My partner and I at that time purchased the building and converted them over and I have lived there since. I would like to review the photos.

**Chairman Novick:** Do you own the 14 units? And your partner owns how many units?

**Joel Thurston, Seaside Terrace, 9241 Collins Avenue:** We sold out in 1985. So I own 2 units and we sold out the remaining 12. I would like to review the photos if you have them. First two photos are a postcard dated 1963. You can see I have other postcards, but this one shows the statute of a man holding a marlin and also shows the other items. The other photos are from the front of the building. You see that the building has the wrap-around windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors, the wrap-around eyebrow, wrap-around garden planters on the 1<sup>st</sup> and 2<sup>nd</sup> floors and the statute that is reflected in the 1963 postcard, so it has been there over 50 years. The next photo shows the breezeway leading into the courtyard. On the right you can see there is a collage of shells and basically plastic mermaids which were put into the wall at time of construction. When you get into the courtyard, the next photo, you are facing west. We have the original benches and planters around the building. You can see that the stairway leads up to the 1<sup>st</sup> end roof in that area. The following photo is also the 2<sup>nd</sup> floor and roof facing west. I believe the front doors are original, you can imagine how the large courtyard would have looked before the adjoining building was destroyed.

I would like to see after living there for 30 years and doing the conversion and everything else, that this property be safe. We have a lot of developers who are interested and have casted some offers on the property, even though it is a narrow, single lot, but I think it has all of the characteristics. Both Sarah and Kathleen have made site inspections. It was going to be recommended for initiation before the moratorium and at this point with another

Exhibit 2:  
Designation Resolution



MIAMI-DADE COUNTY  
 HISTORIC PRESERVATION BOARD  
 STEPHEN P. CLARK CENTER  
 111 N. W. FIRST STREET  
 MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
 MIAMI, FLORIDA 33128  
 305-375-4958

**MIAMI-DADE HISTORIC PRESERVATION BOARD**

**RESOLUTION NO. 2015-01**

**Seaside Terrace  
 9241 Collins Avenue  
 Surfside, FL 33154**

**WHEREAS**, Seaside Terrace was built in 1948 on the beachfront in the Town of Surfside; and

**WHEREAS**, Seaside Terrace represents the pattern of development originally planned for Surfside in the 1920s; and

**WHEREAS**, Seaside Terrace embodies distinctive characteristics of the historically significant Streamline Moderne and Miami Modern (MiMo) architectural styles, reflecting a significant transition in mid-20<sup>th</sup> century architectural design; and

**WHEREAS**, Seaside Terrace contributes to the understanding of the architectural heritage of the Town of Surfside; and

**WHEREAS**, the reference folio numbers and legal descriptions of the property are as follows (see attached for folio numbers and legal descriptions of each individual condominium unit):

**TAX FOLIO NUMBERS:** 14-2235-026-0001 (Reference)

**LEGAL DESCRIPTION: (Reference)** SEASIDE TERRACE CONDO  
 ALTOS DEL MAR NO 5 PB 8-92  
 LOT 6 BLK 1



**MIAMI-DADE COUNTY**  
**HISTORIC PRESERVATION BOARD**  
 STEPHEN P. CLARK CENTER  
 111 N. W. FIRST STREET  
 MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
 MIAMI, FLORIDA 33128  
 305-375-4958

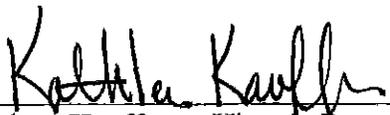
**Resolution No. 2015-01**  
**Page 2**

**WHEREAS**, Seaside Terrace fulfills the following criteria for designation:

Criteria Sec. 16A-10(1)(a), *Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

Sec. 16A-10(1)(c): *Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

**NOW, THEREFORE, BE IT RESOLVED**, that the Historic Preservation Board of Miami-Dade County on February 18, 2015 has designated Seaside Terrace, located at 9241 Collins Avenue, Surfside, FL as a Historic Site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that all elements of these structures are subject to all rights, privileges and requirements of that ordinance.

  
 \_\_\_\_\_  
 Kathleen Kauffman, Historic Preservation Chief  
 Office of Historic Preservation

2/18/15  
 February 18, 2015



MIAMI-DADE COUNTY  
**HISTORIC PRESERVATION BOARD**  
 STEPHEN P. CLARK CENTER  
 111 N. W. FIRST STREET  
 MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
 MIAMI, FLORIDA 33128  
 305-375-4958

**Resolution No. 2015-01**  
**Page 3**

<u>Board Members</u>	<u>Vote</u>
Gary Appel	YES
Ruth Campbell	YES
Dr. Adriana Cantillo	YES
Rick Cohen	YES
Dr. Paul George	YES
Robert McKinney	ABSENT
Mitch S. Novick, Chair	YES
Edmundo Perez	ABSENT
JoEllen Phillips	YES
Dr. Enid C. Pinkney	YES
Ronda Vangates	YES

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MIAMI-DADE COUNTY  
**HISTORIC PRESERVATION BOARD**  
 STEPHEN P. CLARK CENTER  
 111 N. W. FIRST STREET  
 MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
 MIAMI, FLORIDA 33128  
 305-375-4958

**Attachment 1: Folio Numbers & Legal Descriptions**

Address	Folio Number	Legal Description	Property Owner
9241 Collins Ave Unit 1	14-2235-026-0020	Seaside Terrace Condo Unit 1 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 18899-1762-19103-1684-1299-1 COC 23616-1725-04-2005-4	Varea R. Tai 9241 Collins Avenue Unit 1 Surfside, FL 33154-3044
9241 Collins Ave Unit 1A	14-2235-026-0010	Seaside Terrace Condo Unit 1A Undiv .02875% Int In Common Elements Off Rec 12523-2915 Or 17609-4395 0397 1	9241 Collins Ave 1A LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 2	14-2235-026-0030	Seaside Terrace Condo Unit 2 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20245-2678-0202-1 COC 23562-0928-07-2005-1	Joel Thurston & Karen Lazarus 9241 Collins Avenue Unit 2 Surfside, FL 33154-3044
9241 Collins Ave Unit 3	14-2235-026-0040	Seaside Terrace Condo Unit 3 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20086-1723 1201 4	Mary Cunsolo 9241 Collins Avenue Unit 3 Surfside, FL 33154-3044
9241 Collins Ave Unit 4	14-2235-026-0050	Seaside Terrace Condo Unit 4 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 12575-2008-0785-1 COC 24696-0106-05-2006-1	Montr & Manssa Putek 7521 Buccaneer Avenue North Bay Village, FL 33141-4111

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**MIAMI-DADE COUNTY**  
**HISTORIC PRESERVATION BOARD**  
 STEPHEN P. CLARK CENTER  
 111 N. W. FIRST STREET  
 MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
 MIAMI, FLORIDA 33128  
 305-375-4958

9241 Collins Ave Unit 5	14-2235-026-0060	Seaside Terrace Condo Unit 5 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19763-2820 0601 4	Josefina & Jesus Lopez 9140 Collins Avenue Unit F Surfside, FL 33154
9241 Collins Ave Unit 6-7	14-2235-026-0070	Seaside Terrace Condo Unit 6-7 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12787-3132-0186 1	Carl & Lily Terranova 252 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 8	14-2235-026-0080	Seaside Terrace Condo Unit 8 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 13167-3101 19289-3471 0886 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 9	14-2235-026-0090	Seaside Terrace Condo Unit 9 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19289-3469-0999 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 10	14-2235-026-0100	Seaside Terrace Condo Unit 10 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16014-3945 0893 1	9241 Collins Ave LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 11	14-2235-026-0110	Seaside Terrace Condo Unit 11 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16382-1221-0594 1	Jesus & Gladys Lopez 6016 8 Street Arlington, VA 22203

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MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD  
STEPHEN P. CLARK CENTER  
111 N. W. FIRST STREET  
MAILBOX 114, LOCATED ON 12<sup>TH</sup> FLOOR  
MIAMI, FLORIDA 33128  
305-375-4958

9241 Collins Ave Unit 12	14-2235-026-0120	Seaside Terrace Condo Unit 12 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19533-2380 0201 4	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 14-15	14-2235-026-0130	Seaside Terrace Condo Unit 14-15 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12158-3012 0680 1	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 16-17	14-2235-026-0140	Seaside Terrace Condo Unit 16-17 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12590-2297 0784 5	Joel & Karen Thurston 9241 Collins Avenue Unit 17 Surfside, FL 33154-3041

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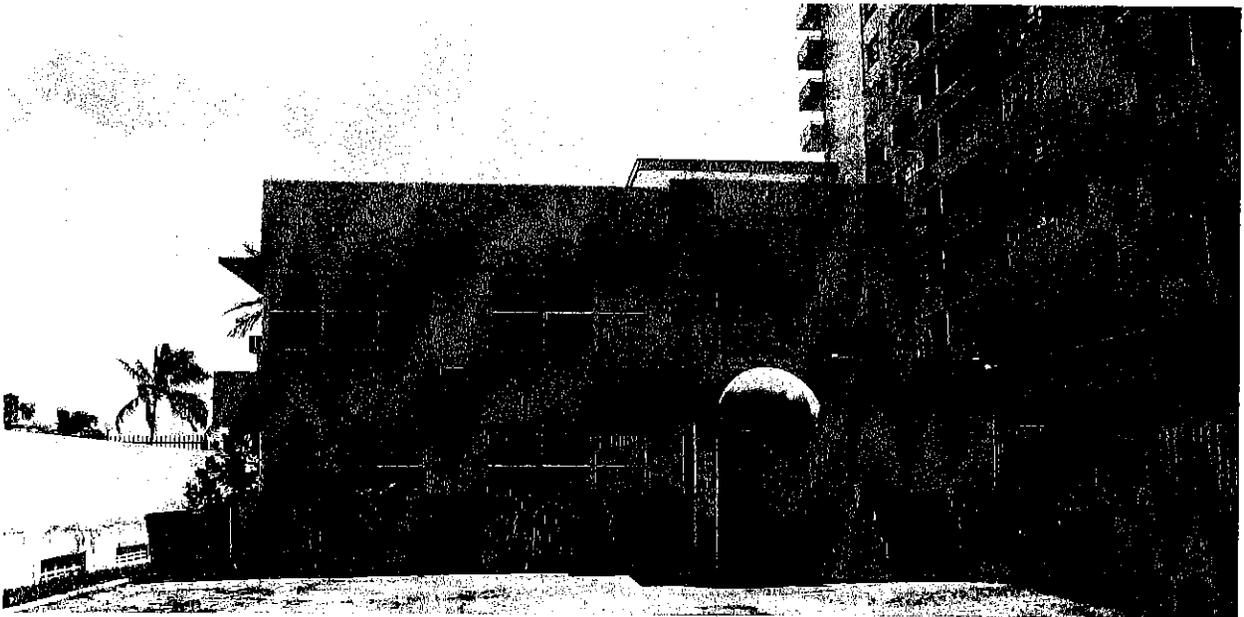
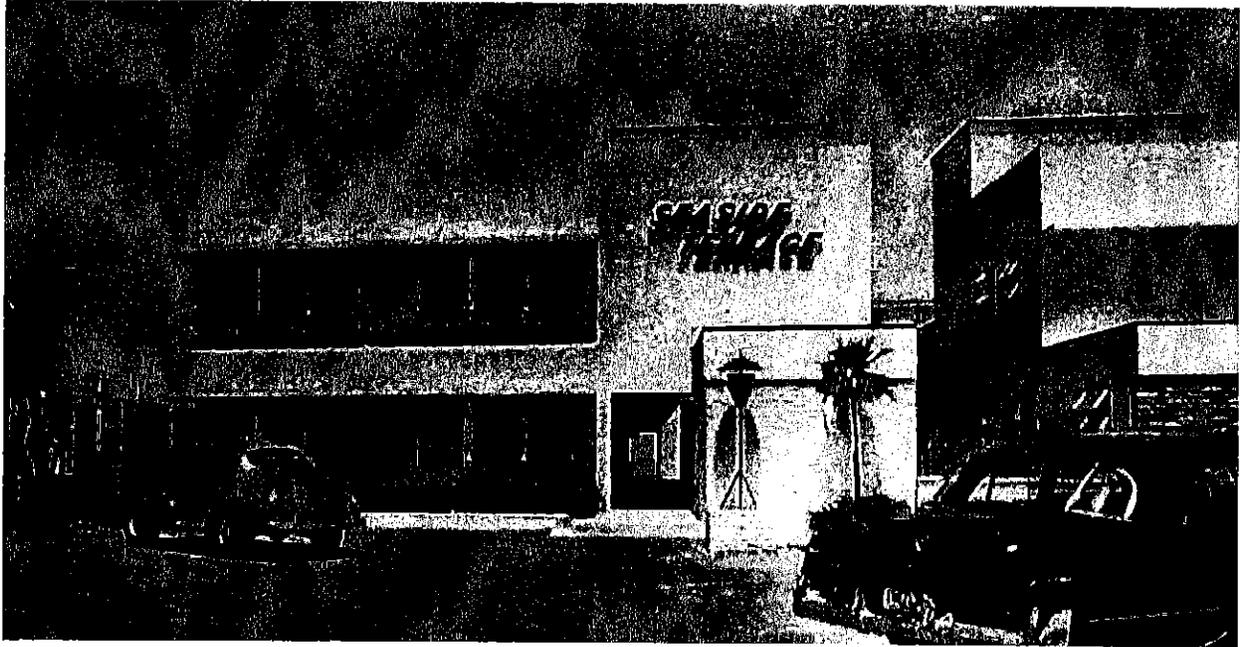
**Exhibit 3:**  
**Designation Report**

# Designation Report

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## Seaside Terrace

9241 Collins Avenue  
Surfside, Florida  
Built: 1948



Prepared by: Sarah K. Cody  
Historic Preservation Specialist  
Office of Historic Preservation  
Regulatory and Economic Resources Department  
Miami-Dade County

February 18, 2015

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## I. GENERAL INFORMATION

NAME: Seaside Terrace

LOCATION: 9241 Collins Avenue  
Surfside, FL 33154  
Township: 52S  
Range: 42E  
Section: 35

ARCHITECT: William Tschumy, AIA

PROPERTY OWNERS: See Appendix A: Property Information

LEGAL DESCRIPTION: SEASIDE TERRACE CONDO  
ALTOS DEL MAR NO 5 PB 8-92  
LOT 6 BLK 1

TAX FOLIO NUMBER: 14-2235-026-0001

**SIGNIFICANCE:** History/Context: Seaside Terrace is historically significant for its association with the architectural history and its reflection of the pattern of development in the Town of Surfside as well as providing an important example of early MiMo architecture, as the style transitioned from Streamline Moderne. While the building was constructed in 1948, it represents the pattern of development that was planned for Surfside in the 1920s. Seaside Terrace fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.*

Architecture: Seaside Terrace embodies an architectural type that reflects the late 1940s transition from Streamline Moderne to MiMo. Together, these two architectural styles substantially contributed to the overall character of Surfside during its height of development in the mid-20th century. The architectural detailing contributes to the understanding of the architectural heritage of Surfside. Seaside Terrace fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

**IMPACTS:** If designated, the Miami-Dade County Office of Historic Preservation is required to approve any exterior or interior changes and/or additions, demolition, or new construction to the designated resource.

Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board.

Designated resources are eligible to take part in the County's Ad-Valorem Tax Exemption program, and are eligible for any historic preservation grants that may be available at the time.

## II. PHYSICAL DESCRIPTION / SETTING

Located at 9241 Collins Avenue in Surfside, Florida, Seaside Terrace is sited on the east side of Collins Avenue on the block between 92<sup>nd</sup> and 93<sup>rd</sup> Streets. Originally built as a motel-apartment, it currently serves as a condominium building with 14 units. It is a two-story building with a partial third story and is set back from Collins Avenue, with resident parking between the busy street and the building. To either side of Seaside Terrace are twelve-story condominium buildings, built in the late 1960s and early 1970s. Across the street stands a condominium formerly known as the Collins Apartments. The two-story building, constructed in 1945, is the oldest on the block. Directly south of the Collins Apartments, a new four-story Marriott Residence Inn is currently under construction. A few community facilities are also located close by, with the Surfside Community Center to the north and Surfside Town Hall to the west. Seaside Terrace is the second-oldest building on the block, constructed in 1948. Overall, a mix of architectural types is evident within the block.



Contemporary aerial photograph with property boundary outlined in red, circa 2014.



View looking east toward Seaside Terrace, in context with the neighboring condominium towers, May 2014.



View looking southeast toward the Four Winds condominium tower, which replaced two additional 14-unit buildings designed by William Tschumy.



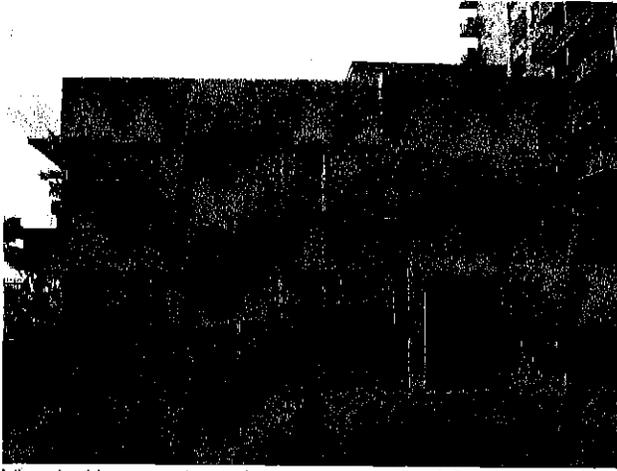
View looking northwest toward the Collins Apartments; this 1945 building stands across Collins Avenue from Seaside Terrace, August 2014.



Approved rendering of the Marriott Residences Inn, now under construction directly across Collins Avenue from Seaside Terrace, and south of the Collins Apartments.

The Seaside Terrace building has a generally rectangular footprint. The footprint indents on the south façade, creating a shallow courtyard. Enclosed staircases at the front and rear building entries help define the courtyard space. Overall, the building is two stories, with the western portion of the structure and the enclosed staircases rising to three feet. It has a flat roof and a solid, continuous parapet on the two-story portion. The three-story portion of the building has portions with a flat roof, and a central portion with a pitched, gable roof. The building is painted white, with bright pastel accents. This color scheme is reminiscent of Art Deco period buildings, though the architectural style of Seaside Terrace reflects the late 1940s transition from Streamline Moderne to mid-century Miami Modern (MiMo).

The main (west) façade is asymmetrical with two distinct portions. The northern half of the main façade is characterized by rows of wide, single-hung-sash metal windows. A continuous eyebrow runs along the upper row of windows. A thick, built-in planter extends above the first-floor windows. Since no vegetation is currently grown in the planter, visually it acts as a widened eyebrow. The upper and lower window rows, the eyebrow, and the planter wrap the northwest corner of the building, continuing these features on the northern façade. A ground level built in planter extends along the main façade.



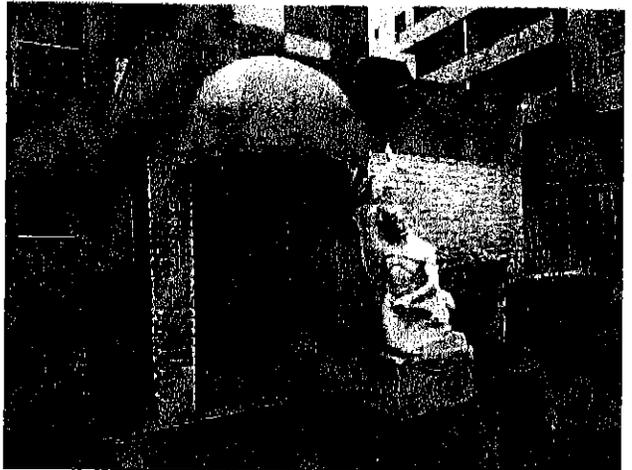
View looking east toward the main façade of Seaside Terrace, June 2014.



View looking west from the building entry, across the resident parking lot and toward Collins Avenue, August 2014.



View of the northwest corner, August 2014. The main façade windows, eyebrow, and planter wrap the building corner. The rest of the north façade is largely unadorned.



View of the Seaside Terrace entry details, August 2014. Brickwork helps break up this portion of the façade from the overall building. The one-story room beyond the statue was once the motel office. The roof structure covering the entry was added after the original construction.

The southern portion of the main (west) façade is relatively modest. The asymmetrical façade steps forward. A covered entryway projects even farther from the façade. Here residents and visitors gain entry into the building via the main entryway. A painted metal gate controls access. The former motel office is located at the front of the building, to the south of the entry. The entryway and former office are the only portions of the building surfaced in brick; the rest of the building is smooth stucco. The upper portion of the first floor entryway and former office has been painted with a thick band, visually continuing strong horizontal feature defined by the built-in wall planter to the north. The wall above the first floor entryway has been painted with a grid of bright pastel squares. A statue depicting a fisherman entwined by a swordfish stands on a brick pedestal, alongside the main entryway. Additional ornamentation at the main building façade is limited.

The north façade is largely unadorned. Beyond the windows, eyebrow, and planter that wrap the northwest corner, the façade is not decorated. It is a white smooth stucco façade. Fenestration is defined by simple rows of windows. This façade provides the least amount of ornamentation for the building.

The south façade defines a pleasant, shady courtyard for residents and their guests. The front and rear entryways are aligned, bringing visitors through the courtyard. During the historic period, locking gates had not yet been added to the entry doors and passers-by could glimpse the beachfront and ocean as they passed the building on Collins Avenue. The building itself forms the northern edge of the courtyard. The second floor exterior walkway projects out from the building, providing shade in the courtyard and for first-floor residents as they enter their individual units. The second-floor exterior walkway has a solid stucco wall topped with a simple, horizontal metal railing. As residents pass through the front doorway, a diorama of sea life is set into the southern stucco wall. Fenestration on this façade includes wide, single-hung-sash windows with metal frames and modest wood doors with raised mouldings.

A concrete wall defines the southern edge of the courtyard, and of the property. The bottom half of the wall is solid, while the upper half is defined by a geometric pattern of tall, narrow rectangles. A single, continuous concrete rail tops the wall. The wall provides a screen between properties while the open geometric portion allows breezes through the courtyard. Tropical plantings provide an additional screen on the south side of the courtyard. A few concrete and mosaic tile curved benches provide seating in the courtyard. These benches have been on the property since at least the 1960s, if not earlier.



View looking east through the courtyard, August 2014. The bench below the tree was once located on the terrace, as documented in a historic period postcard.



Detail view of the concrete wall with rectangular screen blocks at the southern property edge in the parking lot, August 2014.



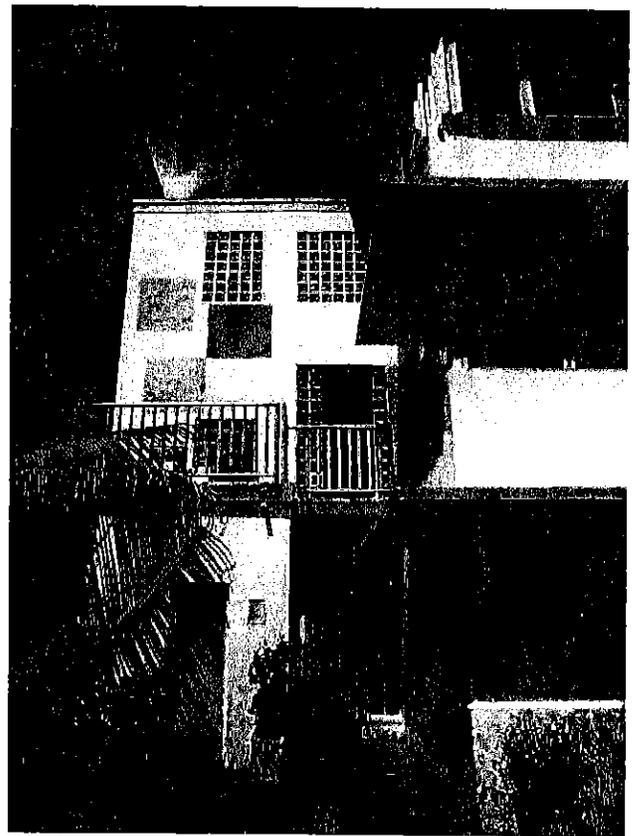
View of two original doors, August 2014. Hurricane shutters have been affixed to some of the doors and windows.



Detail view of the concrete wall with rectangular screen blocks at the southern property edge in the courtyard, August 2014.



View looking up toward the second-floor exterior walkway from the courtyard, August 2014.



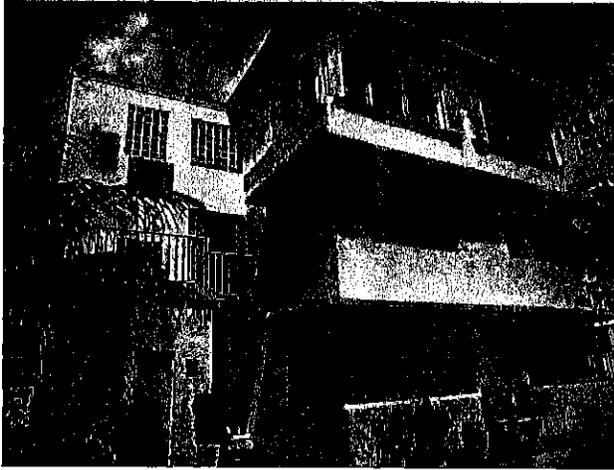
Detail view of the rear courtyard entry from the terrace with second-floor balcony and glass blocks above, August 2014.

At the eastern end of the courtyard, a staircase provides access to the second and third floors. On the second floor, a small balcony is located off the stairway. Glass block provides additional light into the stairway. As shown in the original building plans, these stairway openings were originally open-air, allowing maximum light and air to pass through the rear stairs and courtyard. While the glass block is not original, it continues to provide light into the stairway.

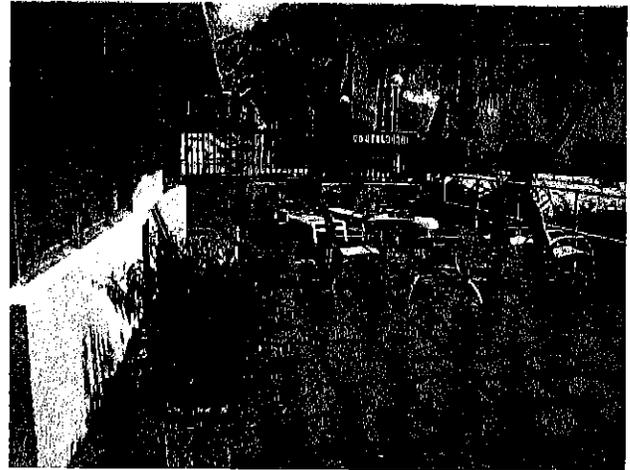
While buildings on the west side of Collins Avenue were typically decorated just on their east, or street-facing, façade, many of the buildings on the east side of Collins Avenue had additional decoration on the rear of the building, which is visible from the beachfront. At Seaside Terrace, the east, beach-facing façade is adorned with simple, streamlined ornamentation. The building is three stories tall at the eastern end. On the rear façade, rows of wide, single-hung-sash windows with metal frames wrap the corners of the building. Continuous eyebrows project off the façade, above each row of windows. The eyebrows also wrap the corners. The eyebrows provide much-needed shade protection for the beach-facing condominiums, and break up the façade into three, horizontal portions. On the first floor, a sunburst has been painted on the façade between the two window bays.

A one-story room, likely used for storage, extends from the wall that encloses the staircase. The second-floor balcony sits atop this room. An outdoor shower is located to the south, with the storage room and concrete wall at the property edge defining the secluded space.

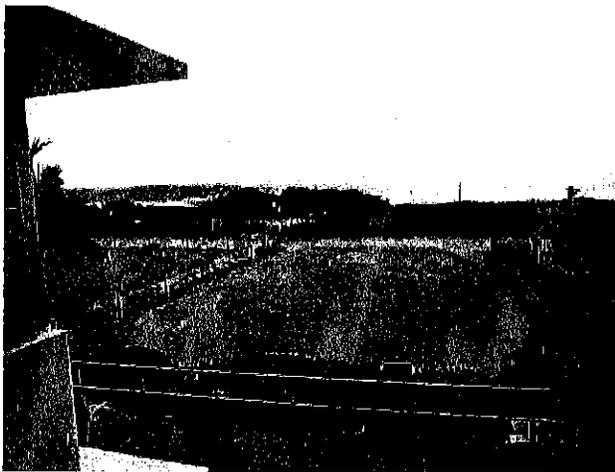
An open terrace extends from the courtyard eastward beyond the building. Freestanding planters line the edges of the terrace. These planters are original features that provided additional greenery in the hardscaped terrace. Simple metal railings edge the terrace. At its southeastern end, wooden steps provide access from the terrace down to the beachfront.



View of the east, beach-facing facade, August 2014.



View looking across the rear terrace, August 2014.



View looking east towards the ocean from the second-floor balcony, August 2014.



Detail view of three of the historic freestanding planters that remain on the terrace, August 2014.

### III. HISTORIC SIGNIFICANCE & CONTEXT

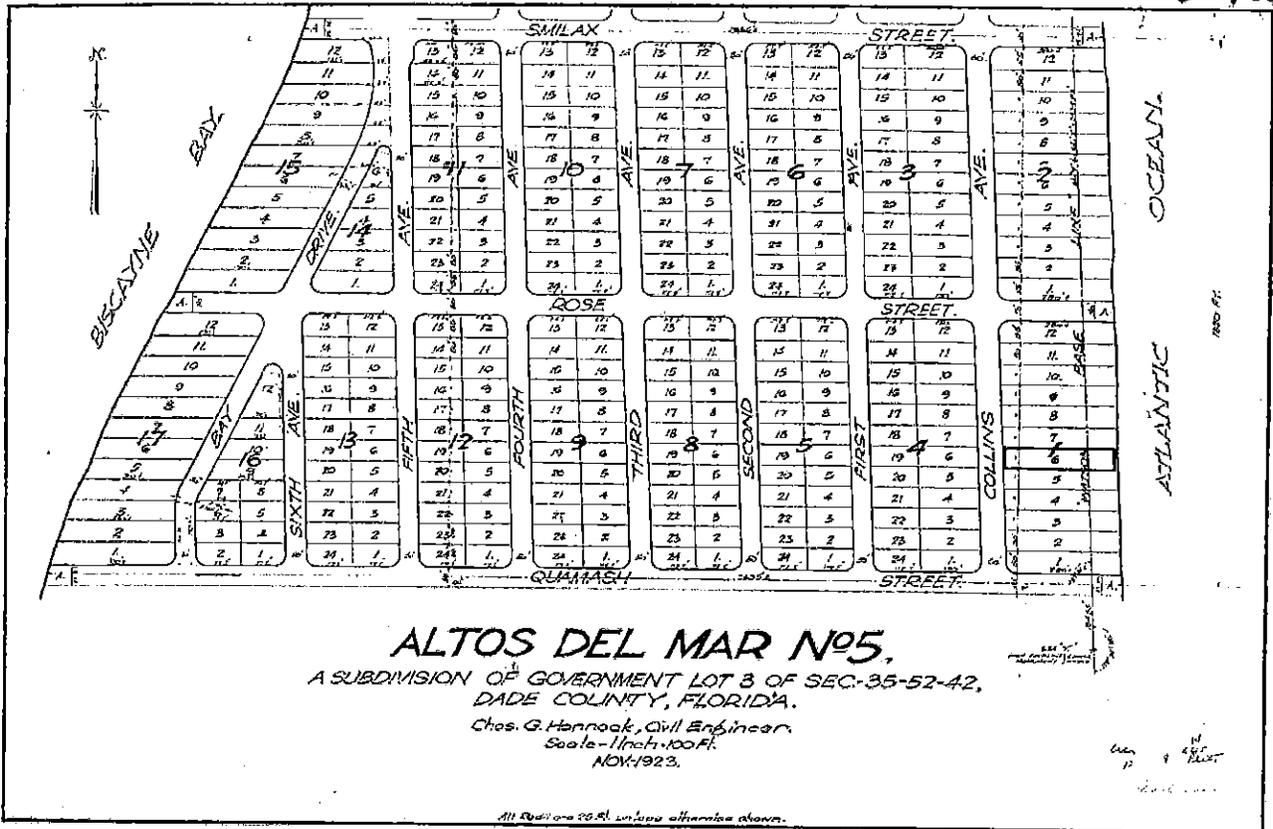
Seaside Terrace is historically significant for its association with the architectural history and its reflection of the pattern of development in the Town of Surfside as well as providing a strong example of early mid-century Miami Modern (MiMo) architecture, as the popular architectural style in Miami transitioned from Streamline Moderne to MiMo. While the building was constructed in 1948, it represents the pattern of development that had been planned for Surfside starting in the 1920s.

From 1923-1925, the Tatum Brothers, noted real estate developers in Miami-Dade County, subdivided the land that would eventually become Surfside.<sup>1</sup> Beginning in 1919, the Tatum Brothers platted a series of subdivisions known as Altos Del Mar, with each subdivision consecutively numbered. Altos Del Mar No. 1 and Altos Del Mar No. 2 were platted in 1919, extending from present day 75 Street to 87 Terrace, stretching between the ocean and one block west of Collins Avenue. Altos Del Mar No. 3 was platted in 1923; it was positioned to adjoin No. 1, extending westward to Dickens Avenue, between 75 and 81 Streets. Altos Del Mar Nos. 4, 5, and 6 were platted from 1923 to 1925 in present-day Surfside, between 90 and 96 Streets, stretching from the Atlantic Ocean west to Indian Creek.<sup>2</sup> Seaside Terrace is located in Altos Del Mar No. 5.

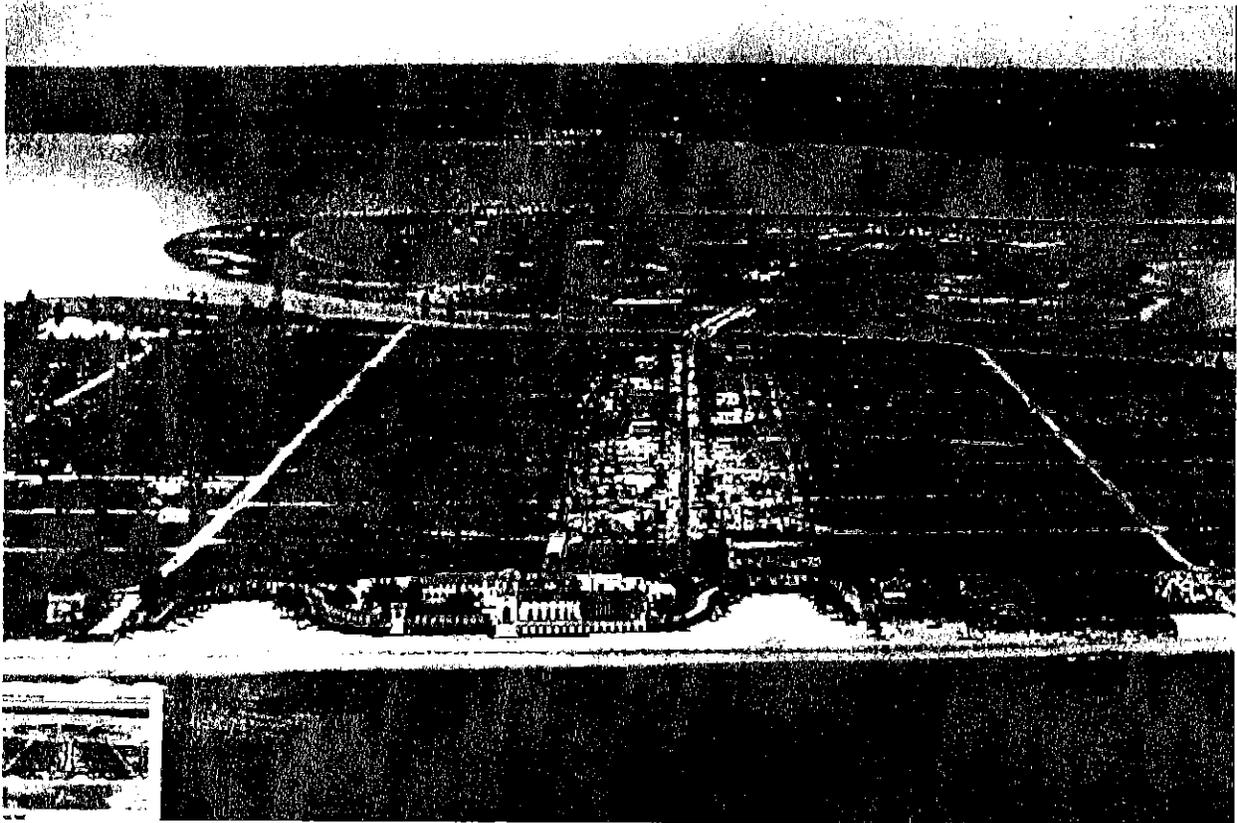


The Tatum Brothers standing alongside a billboard advertising their Altos Del Mar subdivision, December 1922. (Photo courtesy Reference Collection, Florida Memory Collection, Image # RC04806)

Even with the subdivision platted, the Town of Surfside was not yet incorporated and development would not begin in earnest until after World War II.<sup>3</sup> In 1935, The City of Miami Beach pursued annexing the area that would later become Surfside. The existing residents resisted the annexation. On May 18, 1935, the Town of Surfside was officially incorporated with the signatures of 35 residents, all members of the recently completed Surf Club.<sup>4</sup> These members personally financed the venture with a loan of \$28,500.<sup>5</sup> At the time of incorporation, the Town of Surfside had 50 residents and relatively little development.<sup>6</sup>



Altos Del Mar No. 5 Plat Book 8-92 as platted by the Tatum Brothers, November 1923. Seaside Terrace is located in Block 1, Lot 6, as outlined in red.



Aerial view looking west with the completed Surf Club. Limited development is concentrated on the 91<sup>st</sup> Street (Surfside Boulevard) corridor while overall, Surfside remains undeveloped and dotted with trees, 1935. (Photo courtesy Wendler Collection, Florida Memory Collection, Image # WE014.)

Once incorporated, town residents selected Spearman Lewis as the first Mayor. Together Mayor Spearman and a newly formed Town Commission created a vision for Surfside as a vibrant beachside town that integrated resorts, residences, and businesses.<sup>7</sup> Even though incorporation occurred in 1935, major development did not start for another 10 years. Prior to 1939, a total of 176 buildings were constructed in Surfside; 431 buildings were constructed in the 1940s; the 1950s saw the most construction with 934 buildings erected in Surfside. In the 1960s, development dropped to 195 buildings constructed; 536 in the 1970s; 330 in the 1980s, and 564 in the 1990s.<sup>8</sup> With the majority of development occurring in the 1940s and 1950s, Streamline Moderne and MiMo emerged as the defining architectural styles in Surfside.

As the town was laid out, it generally followed the subdivision planned by the Tatum Brothers in the 1920s, including the Surfside Business District, located on Harding Avenue from 94 to 96 Streets.<sup>9</sup> The pattern of development that emerged as the town was laid out included high- and low-rise condominiums, apartments, and hotels east of Harding Avenue with a mix of single-family homes, duplexes, and several smaller apartment buildings west of Harding Avenue.<sup>10</sup> As development surged in the late 1940s and 1950s, small, two- and three-story motel apartment buildings were constructed on each side of Collins Avenue. This pattern is still evident today, though many of the original two- and three-story MiMo building on the east side of Collins Avenue have been replaced with twelve-story towers.

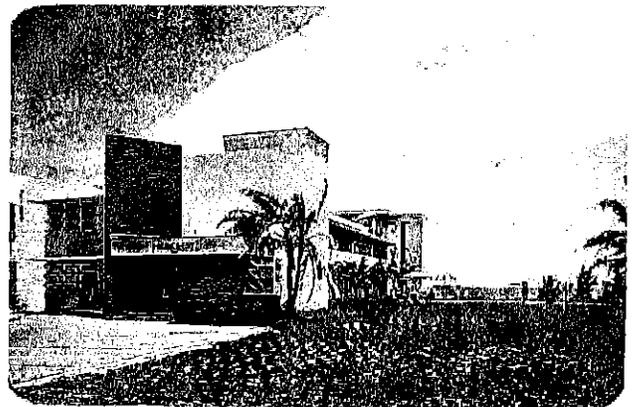




Seaside Terrace circa 1952; the building visible to the south (right) is White Sands.



White Sands circa 1952; this building is a mirror image of Seaside Terrace to the north (left). The Palmcrest building, also designed by William Tschumy in 1948, is visible to the south (right).



Palmcrest circa 1950; Palmcrest utilized the same layout as Seaside Terrace and White Sands, with 14 units to one side, the central corridor framing views through the courtyard to the ocean, and the units opening onto a green space.

This grouping of three buildings was reflective of the overall pattern of development and architectural style that came to define Collins Avenue in 1950s Surfside. Today, Seaside Terrace is the only one of the three that remains. White Sands and Palmcrest were demolished and replaced with the Four Winds condominium tower in 1967.

#### IV. ARCHITECTURAL SIGNIFICANCE

Seaside Terrace is significant as an excellent example of early MiMo architecture. Further, it provides a strong example of the modest architecture that emerged as the dominant design style transitioned from Streamline Moderne to MiMo. While overall, Seaside Terrace is an early MiMo building, its simplified features and massing evoke the Streamline Moderne style. The asymmetrical façade minimally adorned with features that emphasize horizontal lines, including the rows of windows and continuous eyebrows, and the flat roof and parapet are all typical Streamline Moderne features. However, additional decoration that would usually adorn a Streamline

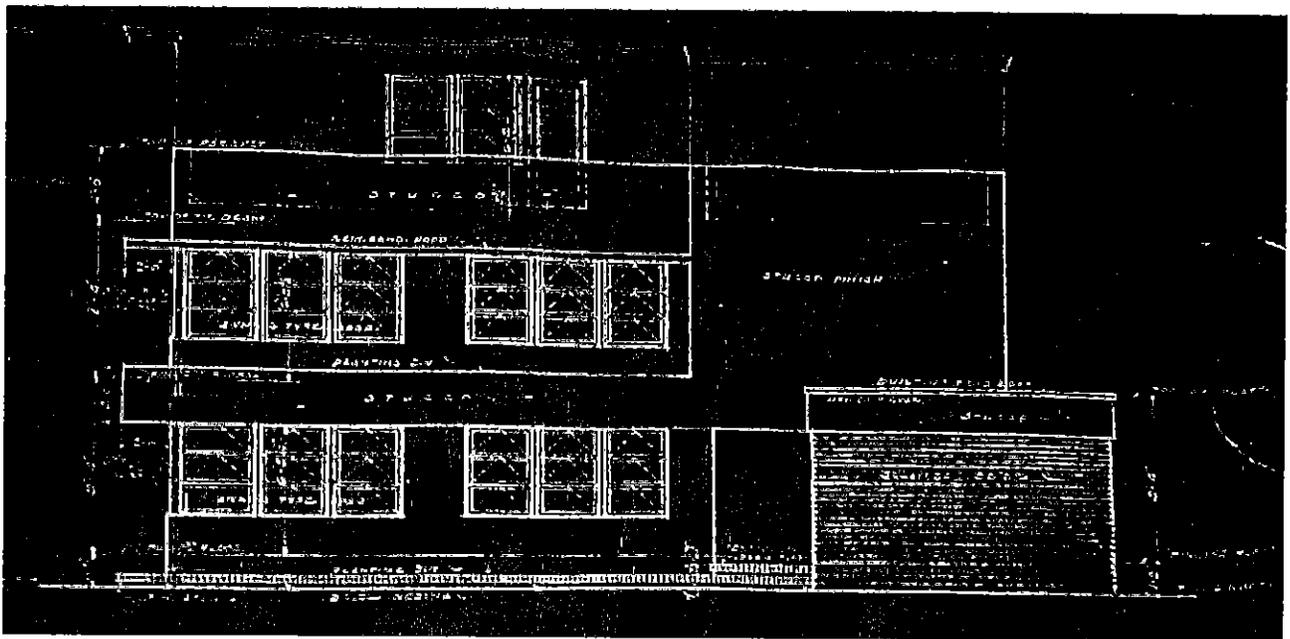
Moderne building, like concrete block screen walls, porthole cutouts, and more stylized eyebrows, were not used here.

A distinctive feature of MiMo architecture is that the physical building features were adapted to suit the local climate. As the MiMo architectural style reached its height in the mid- to late 1950s, it came to include define a new architectural vocabulary that not only spoke to the novelty and futurism embedded in modernist design, but that addressed functional concerns of living in the subtropical climate of Miami. Exterior decoration evoked a sense of the tropical environment, using abstract forms in shades of sea green, and featuring representations of sea life, like mermaids, dolphins, seahorses, and seashells.

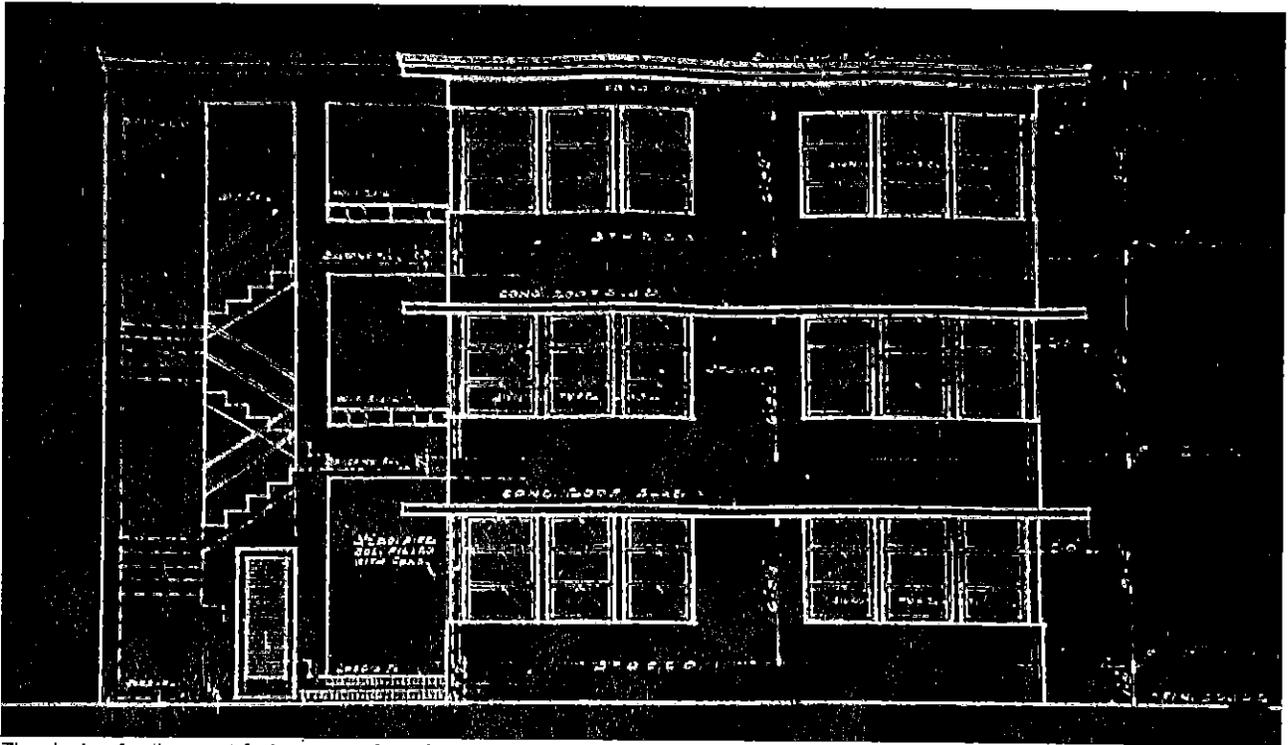
While Seaside Terrace does not integrate the novel and abstract forms that eventually came to define the MiMo, style, it does incorporate other, distinct MiMo elements. Seaside Terrace was designed with modest decoration that effectively breaks up the façade, but also responds to the tropical location. The wide bands of windows with continuous eyebrows, the concrete screen wall at the property edge, and relationship between the building and shaded courtyard are all elements designed in response to the climate, providing shade and breeze for residents.

Seaside Terrace was constructed in 1948. In terms of evolution of architectural styles, Streamline Moderne is generally recognized as encompassing the years from 1930-1945. MiMo, as a clearly defined style, emerged in the 1950s. While Seaside Terrace is a modest building, it conveys the transition that occurred between the Streamline Moderne and MiMo styles. It is an excellent example of early MiMo architecture with streamlined features. Simplified detailing that responds to the beachfront location characterizes the asymmetrical façades.

The original design and features of the building remain largely intact. The detailing on the façades is original, including the eyebrows, integrated planting boxes, bands of windows that wrap the corners, and the brick-faced, one-story office. The doors, with simplified geometric mouldings, are original to the building. While the windows are not the original metal awning windows, the original fenestration pattern remains evident, particularly as the dimensions of the original windows remain in place today.



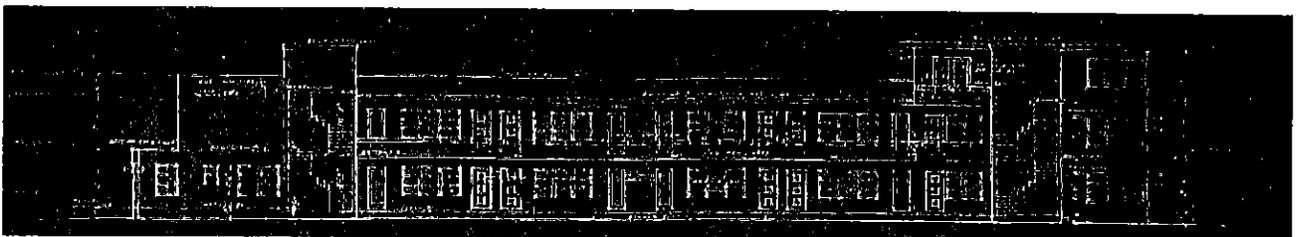
The original, 1948 plans for Seaside Terrace show the design for the Collins Avenue frontage. It includes a simple stucco façade, broken up by eyebrows, a planting box between the first and second stories, awning windows, and slumped brick on the one-story office. The partial third story is visible beyond. (Plans courtesy Town of Surfside Building Department.)



The design for the west-facing, oceanfront façade is shown in the original building plans. Today the overall design remains evident, with original features that remain, including the eyebrows that wrap the building corners, the fenestration pattern, and the open corridor to the south (left). The stairway was once open, but today has been partially enclosed with glass block (Plans courtesy Town of Surfside Building Department.)



The original plan for the north façade shows that, as today, this elevation received limited ornamental treatment. The most prominent features are the windows, eyebrows, and integrated planting box that wrap around from the front and rear façades. (Plans courtesy Town of Surfside Building Department.)



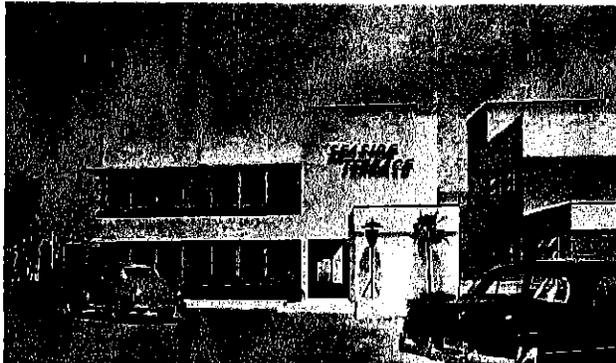
The south elevation of Seaside Terrace faces the courtyard. This façade is defined by the fenestration pattern of wooden doors with simple geometric decoration and wide windows. The original railing featured a simple repeating pattern of paired circles. While the original windows and railings have been replaced, the overall design and historic character remains intact today. (Plans courtesy Town of Surfside Building Department.)

A number of small-scale features dating from the historic period remain today. This includes the fisherman statue at the main entry. A postcard dating to circa 1960s shows the statue in the same location as today, atop the brick pedestal. However, an earlier postcard shows a lamp in this location. While the statue is not shown on the earlier postcard, it may have been located elsewhere on the property. The concrete and tile benches in the courtyard were located on the terrace with a matching table during the historic period. The freestanding planters

on the terrace also remain. It is unusual for a building to retain these types of historic features that are independent from the building.

Period photographs show that concrete wall at the northern and southern property boundaries is not an original feature. It was likely added once the neighboring properties were demolished and the existing condominium towers were constructed. The top half of the wall, characterized by a rectangular concrete block pattern, is typical of MiMo design, and does not detract from the historic character of the property.

While overall the original design and detailing of Seaside Terrace remains today, some features have been altered. The simple metal railings found on the second-floor walkway and balcony and on the terrace are likely contemporary replacements. Metal gates that restrict access at the front and rear entrances into the courtyard are newer additions. While they provide an important security function for the building, they alter the historic visual relationship; the building and entryways formed a view corridor from Collins Avenue back to the beachfront and ocean. The front entryway was altered early in the building's history. By the 1960s, the roofline of the first-floor office was extended to cover the entryway. A brick-faced column was added to support the new roof structure. Even with the modifications that have occurred, the building continues to convey the early MiMo design.



Historic period postcard documenting the original detailing of Seaside Terrace, circa 1952. The entryway and paint scheme have been modified. The original 'Seaside Terrace' signage was later damaged and removed.



Circa 1963 postcard documents the altered entryway, with extended first-floor roof and statue. The fisherman statue now stands atop the brick pedestal, where a light fixture was placed in the previous image.

Seaside Terrace embodies an architectural type that reflects the late 1940s transition from Streamline Moderne to MiMo. Together, these two architectural styles substantially contributed to the overall character of Surfside during the mid-20<sup>th</sup> century. The location of the two-/three-story former motel building on the beach in Surfside is also significant, as these types of small-scale motel apartment buildings defined the character of Collins Avenue in Surfside. While many of the historic period motel apartment buildings have since been demolished and replaced with contemporary buildings and towers, Seaside Terrace serves as an example of the historic character of Surfside. It is an important example of early, transitional MiMo architecture.



View of the main façade of Seaside Terrace, August 2014. While changes have been made, the historic design and character of the early transitional MiMo building remains evident today.

## V. CRITERIA FOR DESIGNATION

Seaside Terrace is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

- (a) **Criteria Sec. 16A-10(1)(a)**, Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, south Florida, the State or the nation.
- (c) **Criteria Sec. 16A-10(1)(c)**, Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.

## VI. STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

If designated, standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

## VII. CONTRIBUTING FEATURES

Seaside Terrace maintains a high degree of its historic integrity, in spite of changes that have occurred since its original construction in 1948. All exterior façades of the building are contributing resources. The covered entry and open-air corridor that opens into the courtyard are also important contributing features. Beyond the built structure, the southern courtyard and beachfront terrace are integral to the historic character and setting of Seaside Terrace. Any proposed alterations to features that contribute to the significance and integrity of Seaside Terrace require submittal of a Certificate of Appropriateness.

## VIII. STAFF EVALUATION

Staff has performed a site visit to document Seaside Terrace, as well as research into the historic context of the building. Staff has determined that Seaside Terrace, located at 9241 Collins Avenue, meets the objective criteria for designation. This evaluation is based on the historic context and architectural qualities of the building, as it reflects the pattern of development in Surfside. Further, because the building reflects the architectural transition that occurred in the late 1940s from Streamline Moderne to MiMo, Seaside Terrace provides an important sample of Surfside's architectural heritage, and the evolution of architectural styles that historically defined Collins Avenue.

## IX. ENDNOTES

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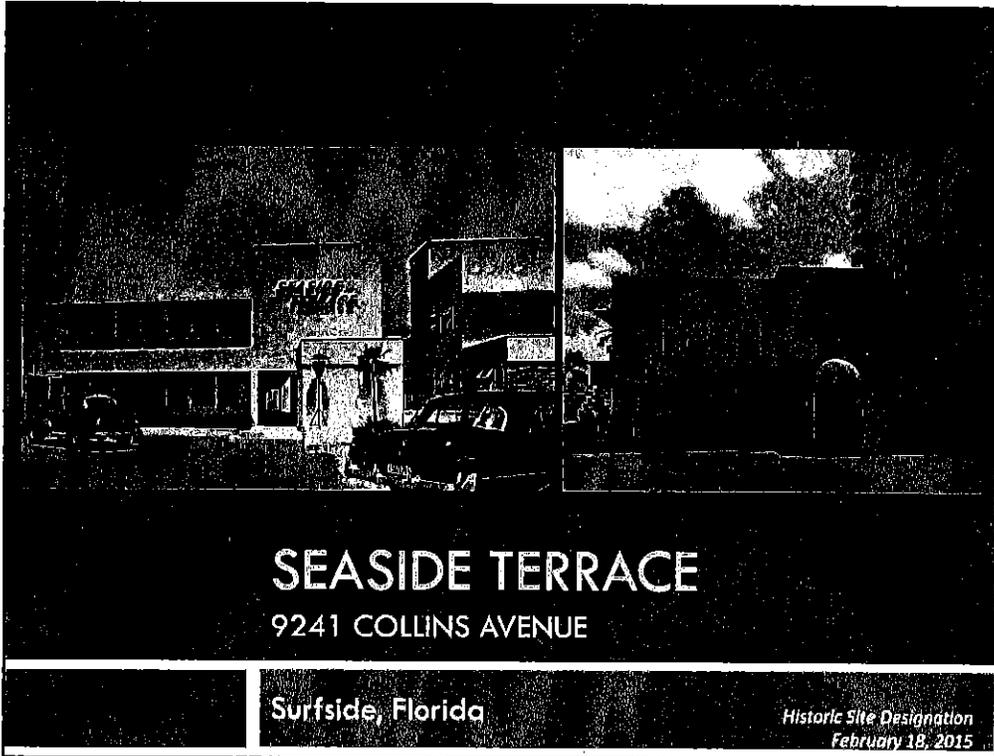
- <sup>1</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>2</sup> "The History of Altos Del Mar," Altos Del Mar Sculpture Park, accessed March 17, 2014. <http://www.admsp.org/2010/02/08/admsps-nature-friendly-series-the-materials-subtle-interventions/>.
- <sup>3</sup> Eric P. Nash & Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, Chronicle Books, San Francisco, CA, 2004: 142.
- <sup>4</sup> "History of Surfside," Town of Surfside, accessed February 7, 2014.  
[http://www.townofsurfsidefl.gov/Pages/SurfsideFL\\_WebDocs/aboutsurfside#history](http://www.townofsurfsidefl.gov/Pages/SurfsideFL_WebDocs/aboutsurfside#history).
- <sup>5</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>6</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 4.
- <sup>7</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 6.
- <sup>8</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.
- <sup>9</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 14.
- <sup>10</sup> "Surfside Turns 75," Town of Surfside 75<sup>th</sup> Anniversary Brochure, 2010; page 18.

**X. APPENDIX A: PROPERTY INFORMATION**

Address	Folio Number	Legal Description	Property Owner
9241 Collins Ave Unit 1	14-2235-026-0020	Seaside Terrace Condo Unit 1 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 18999-176219103-1634-1299 COC 23616-1725-04-2005-4	Varda R. Tal 9241 Collins Avenue Unit 1 Surfside, FL 33154-3044
9241 Collins Ave Unit 1A	14-2235-026-0010	Seaside Terrace Condo Unit 1A Undiv .02875% Int In Common Elements Off Rec 12523-2915 Or 17609-4395 0397 1	9241 Collins Ave 1A LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 2	14-2235-026-0030	Seaside Terrace Condo Unit 2 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20245-2678-0202-1 COC 23562-0928-07-2005-1	Joel Thurston & Karen Lazarus 9241 Collins Avenue Unit 17 Surfside, FL 33154-3041
9241 Collins Ave Unit 3	14-2235-026-0040	Seaside Terrace Condo Unit 3 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 20086-1723 1201 4	Mary Cunsolo 9241 Collins Avenue Unit 3 Surfside, FL 33154-3044
9241 Collins Ave Unit 4	14-2235-026-0050	Seaside Terrace Condo Unit 4 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 12575-2008-0785-1 COC 24696-0106-06-2006-1	Montri & Marissai Putek 7521 Buccaneer Avenue North Bay Village, FL 33141-4111
9241 Collins Ave Unit 5	14-2235-026-0060	Seaside Terrace Condo Unit 5 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19763-2820 0601 4	Josefina & Jesus Lopez 9140 Collins Avenue Unit F Surfside, FL 33154
9241 Collins Ave Unit 6-7	14-2235-026-0070	Seaside Terrace Condo Unit 6-7 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12787-3132-0186-1	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675

9241 Collins Ave Unit 8	14-2235-026-0080	Seaside Terrace Condo Unit 8 Undiv .07017% Int In Common Elements Off Rec 12523-2915 Or 13167-3101 19289-3471 0886 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 9	14-2235-026-0090	Seaside Terrace Condo Unit 9 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19289-3469 0999 4	Walton & Nancy Bondurant 12 Commodore Lane Smithfield, VA 23430
9241 Collins Ave Unit 10	14-2235-026-0100	Seaside Terrace Condo Unit 10 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16014-3945 0893 1	9241 Collins Ave LLC 2157 NE 122 Street North Miami, FL 33181
9241 Collins Ave Unit 11	14-2235-026-0110	Seaside Terrace Condo Unit 11 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 16382-1221 0594 1	Jesus & Gladys Lopez 6016 6 Street Arlington, VA 22203
9241 Collins Ave Unit 12	14-2235-026-0120	Seaside Terrace Condo Unit 12 Undiv .07086% Int In Common Elements Off Rec 12523-2915 Or 19533-2380 0201 4	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 14-15	14-2235-026-0130	Seaside Terrace Condo Unit 14-15 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 14158-3012 0689 1	Carl & Lily Terranova 52 Cheryl Lane Old Tappan, NJ 07675
9241 Collins Ave Unit 16-17	14-2235-026-0140	Seaside Terrace Condo Unit 16-17 Undiv .08801% Int In Common Elements Off Rec 12523-2915 Or 12590-2297 0784 5	Joel & Karen Thurston 9241 Collins Avenue Unit 17 Surfside, FL 33154-3041

Exhibit 4:  
Designation Presentation made  
by HP Staff to HP Board



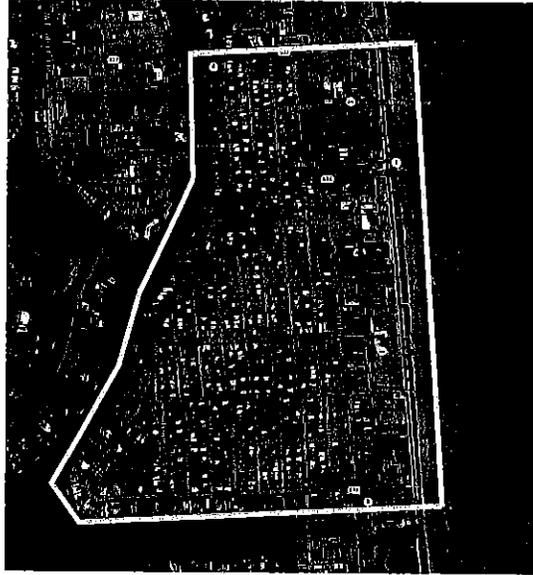
# SEASIDE TERRACE

9241 COLLINS AVENUE

Surfside, Florida

*Historic Site Designation  
February 18, 2015*

## Site Context



The Town of Surfside is outlined in yellow, with the Seaside Terrace property outlined in red.

## Site Context



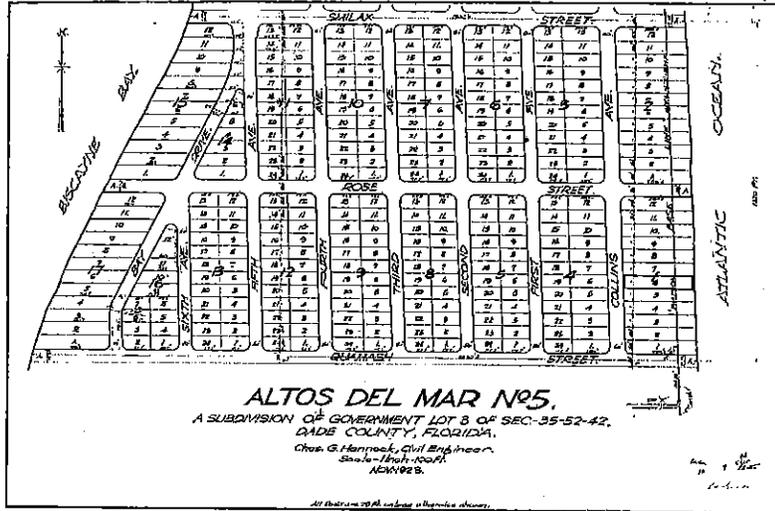
Seaside Terrace outlined in red. The historic Surf Club is a few blocks to the south.

## Surfside, Florida: Historic Context



The Tatum Brothers, who major developers responsible for laying out many subdivisions throughout the County in the early 20<sup>th</sup> century, laid out a series of Altos Del Mar subdivisions in the 1920s. These subdivisions platted out the land that would later be incorporated as the Town of Surfside.

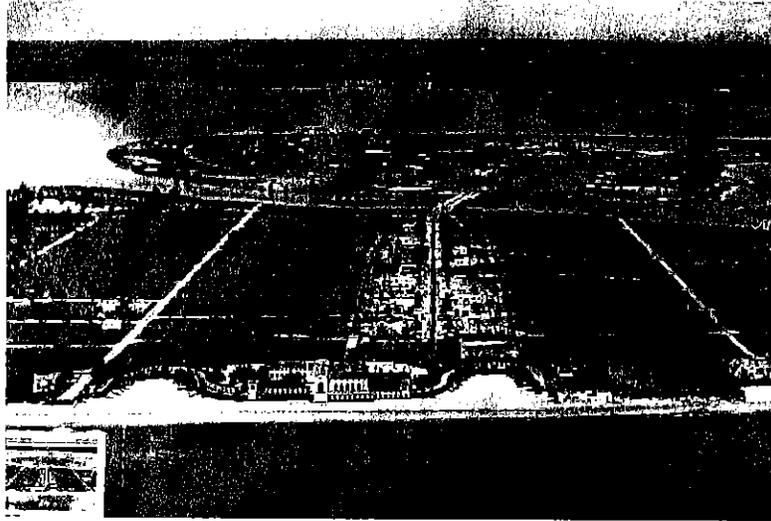
# Altos Del Mar No. 5



November 1923

Seaside Terrace is located in the Altos Del Mar No. 5 subdivision. The property is outlined in red.

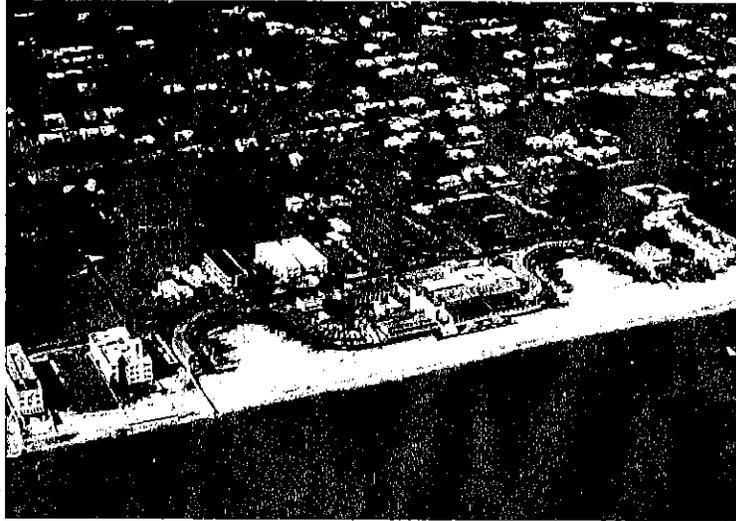
## Surf Club



1936

In spite of platted subdivisions, major development did not happen in Surfside until after World War II. This photo from 1936 shows how bare the Town was, aside from the already constructed Surf Club. Early Surfside history is closely tied to Surf Club, which actually predates the incorporation of the Town. In 1935, Miami Beach wanted to annex this land but the members of the Surf Club recognized that they had an area that was unique and special. As a result, the Surf Club members pooled their money and incorporated the Town of Surfside in 1935. The Board of the Surf Club became the first Town Commission.

## Surfside, Early Development



Circa 1947

This circa 1947 aerial photo shows the rapid development that occurred in the town after World War II, with a lot of apartment-motels constructed along Collins Avenue and the beachfront and single-family homes beyond.

## Seaside Terrace, Historic Context

Architect: William Tschumy, AIA  
Coral Gables, FL



9241 Collins Avenue  
Seaside Terrace, built 1948



9233 Collins Avenue  
White Sands, built 1948



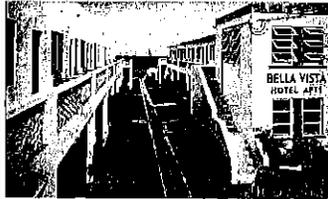
9225 Collins Avenue  
Palmcrest, built 1948

Seaside Terrace was constructed in 1948, and designed by Coral Gables Architect William Tschumy as a trio of near-identical buildings. Seaside Terrace was the northernmost building with White Sands and Palmcrest immediately to the south. Each building featured a similar façade and had 14 apartment units clustered to one side of the building, with an open courtyard to the other side. The courtyards at Seaside Terrace and White Sands adjoined, creating one large open space for residents.

# Collins Avenue Historic Context



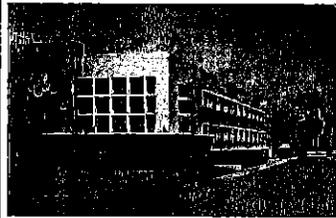
Pontiac Hotel, 1940



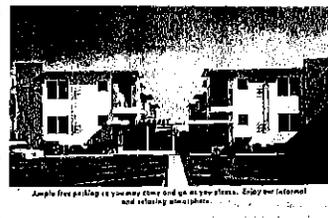
Bella Vista Hotel & Apartments, 1950



Nichols Apartments, 1955



Anson Motel, 1958



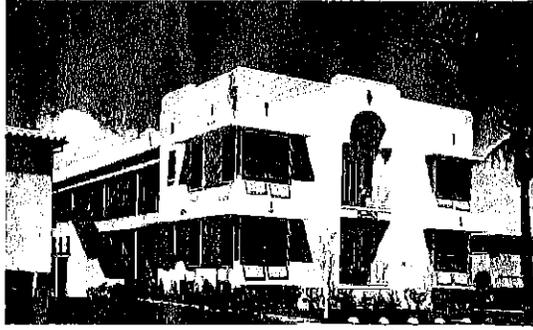
Hillcrest Motel & Apartments, 1960



Sea Patio Hotel, 1960s

These postcards show what the character of Surfside was along Collins Avenue. These apartment and motel buildings lined both sides of Collins Avenue, defining a distinct character for the town, which celebrated itself as a beachfront, vacation destination.

## Collins Avenue Existing Context



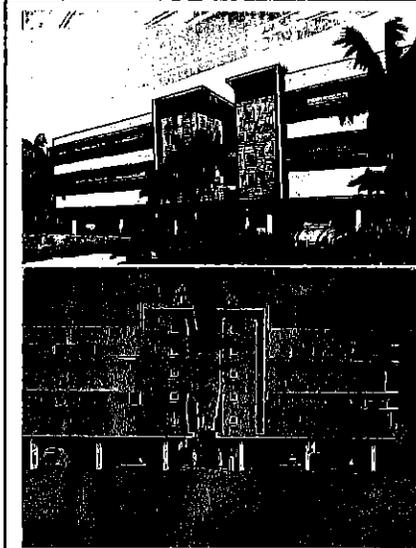
9248 Collins Avenue  
Collins Apartments, circa 1950s



9248 Collins Avenue  
Sunset Condo, 2014

While many of the original buildings have been demolished, a number of the mid-20<sup>th</sup> century development remains. This includes the Collins Apartments, today known as Sunset Condo, which stands cross Collins Avenue from Seaside Terrace. Here it is documented in a historic period postcard, and today. Its overall appearance continues to reflect its original design.

## Collins Avenue Existing Context



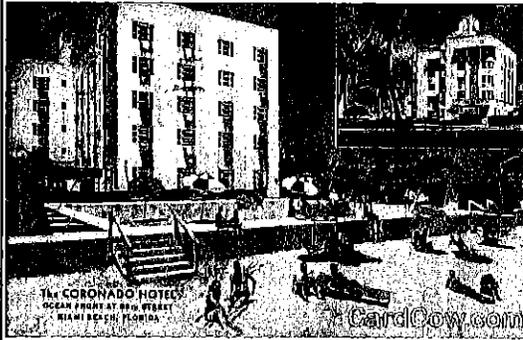
9309-9317 Collins Avenue  
Regent Palace, 1951



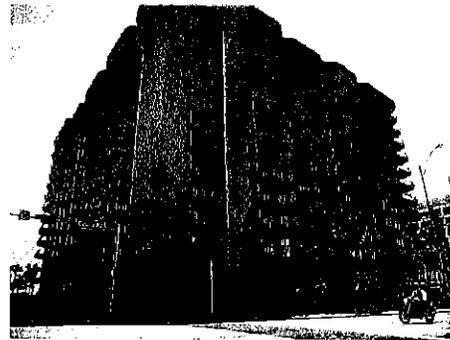
9309-9317 Collins Avenue  
Regent Palace, 2014

A photograph printed in the Miami Times in 1951 showcases the nearly complete Regent Palace Condo. The lower photograph documents the mid-century Miami Modern (MiMo) building shortly after completion. Today, the Regent Palace remains as a prominent mid-century modern building along Collins Avenue in Surfside.

## Collins Avenue in Transition



8777 Collins Avenue  
Coronado Hotel, 1950



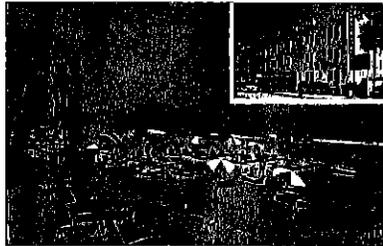
8777 Collins Avenue  
Champlain Towers South Condos, built 1981

While a few of the original, character-defining buildings on Collins Avenue remain, many have been replaced with contemporary condominium towers. The Coronado Hotel was one of the first hotels constructed in Surfside and was designed with a distinct Streamline Moderne style. Today, the Champlain Towers South Condos stand in the hotel's original location.

## Collins Avenue in Transition



8877 Collins Avenue  
New Surf Hotel, 1945



8877 Collins Avenue  
Sandy Surf Hotel, 1968



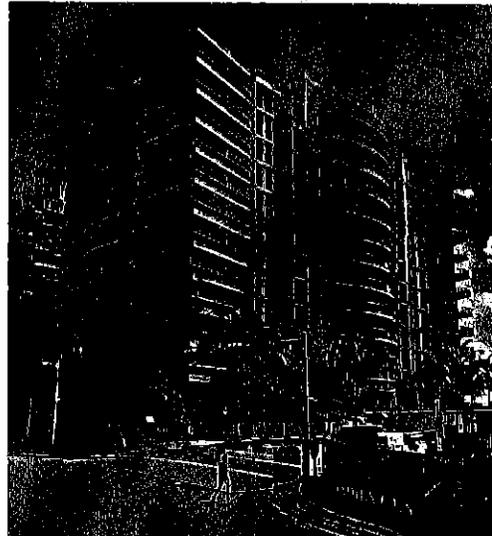
8877 Collins Avenue  
Champlain Towers North Condos, built 1981

The New Surf Hotel and the Sandy Surf Hotel were also strong examples of the many Streamline Moderne beachfront hotels that lined Collins Avenue in Surfside. These were both demolished and today the Champlain Towers North Condos stand in their original locations.

## Collins Avenue in Transition



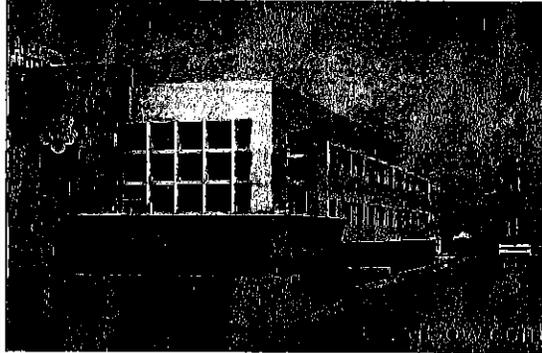
9401 Collins Avenue  
Seabrook Hotel, 1958



9401 Collins Avenue  
Azure Condos, built 2005

The Seabrook Hotel was a distinct MiMo-style, beachfront hotel. It was demolished and today the Azure Condos stand in its place.

## Collins Avenue in Transition



9501 Collins Avenue  
Anson Motel, 1958



9501 Collins Avenue  
Ocean Seven Condos, built 2014

The Anson Motel was a modestly-sized, yet distinct MiMo-style building on the beachfront. It was demolished and in 2014 the Ocean Seven Condos was constructed in its original location.

## Collins Avenue in Transition



9561 Collins Avenue  
Nichols Apartments, 1955



9561 Collins Avenue  
Solimar Condos, built 2002

The Nichols Apartments also reflected the distinct MiMo style. It was replaced with the Solimar Condos.

## Seaside Terrace Existing Context



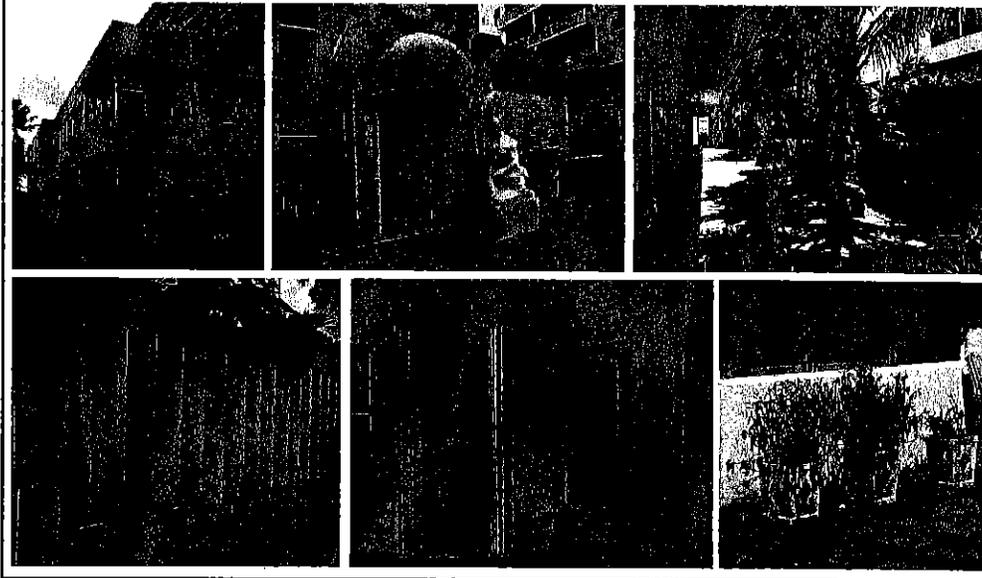
Seaside Terrace is shown in the upper left image, dwarfed by 12-story condo towers to either side. Directly across the Collins Avenue is the historic period Sunset Condo, with a new Marriott Hotel under construction directly south of it. (The construction fencing is visible to the left of the Sunset Condo building.)

## Architectural Character



Architecturally, Seaside Terrace reflects the significant transition that occurred during the mid-20<sup>th</sup> century from Streamline Moderne to early MiMo. Both styles defined the architectural character of Collins Avenue in Surfside, as they were the popular styles during the Town's height of Development. Seaside Terrace has many features typically seen in MiMo buildings, including strong geometric features. These are not as playful as we typically see in MiMo, but it does display features that are typical for MiMo, in a more streamlined character, notably the asymmetrical façade, eyebrows and windows that wrap the corners of the building, integrated planters, variation in façade materials – stucco and slumped brick.

## Character-Defining Features



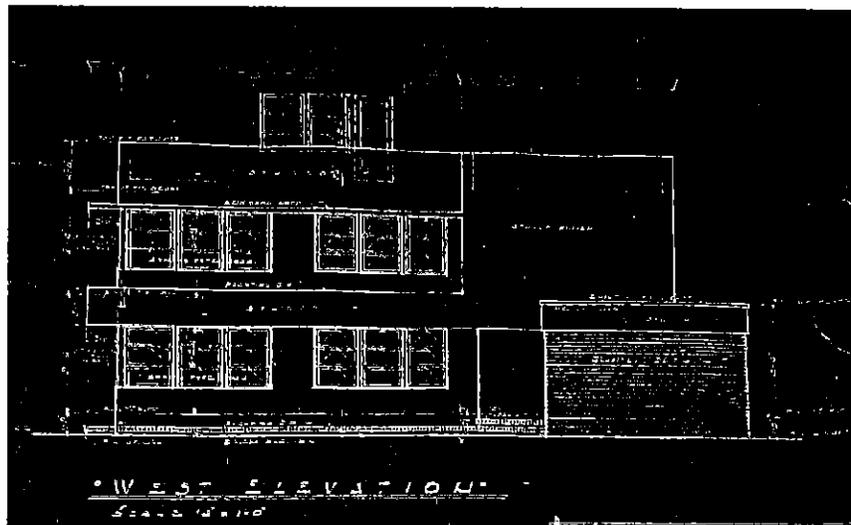
Prominent architectural features that define the character of Seaside Terrace include the windows that wrap the corner of the façade, the projecting eyebrows and integrated planter boxes, the slumped brick at the entry, playful sculpture, geometric patterns on the doors and concrete property wall, the courtyard on which all the units open, and the beachfront terrace with individual planters.

## Character-Defining Features



These views show the beachfront façade. Here the windows and eyebrows continue to wrap the building corners. A simple terrace provides residents with additional outdoor space.

## Historic Integrity & Alterations



Collins Avenue Façade  
Original Design, 1948

It is critical to remember that when evaluating the significance and integrity of a historic building, one must look at the overall design and character. Historic integrity does not require that all features remain unchanged, just that the overall historic character and design remain evident today.

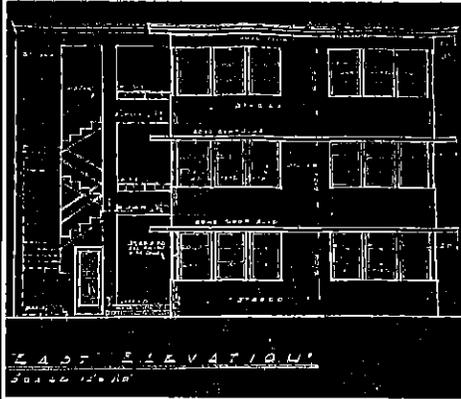
The Collins Avenue façade of Seaside Terrace is shown here in the original building plans. Though some features have been modified over the years, the overall design remains today.

## Historic Integrity & Alterations



Notably, when compared with the original building plans, and a circa 1958 postcard (upper left), we can see that the original entry was altered, to provide shade outside the manager's office and to add the playful marlin and fisherman sculpture. However, the circa 1963 postcard reveals that the current configuration of the entry area has been in place for over 50 years, making it part of the historic condition of the building.

## Historic Integrity & Alterations



East (beachfront) Façade  
Original Design, 1948



East (beachfront) Façade  
2014

This comparison between the original building plan and the existing condition of the rear façade shows the overall design remains intact today. The most prominent features – the windows and projecting eyebrows – remain today. One alteration is the use of glass block to enclose the stairwell that was previously open to the elements. In spite of this change, the use of glass block continues to allow light into the stairwell and provides a sense of the formerly open character.

## Designation Criteria

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- a) *Associated with distinctive elements of cultural, social, political...and architectural history that have contributed to the pattern of history in the community*
  
- c) *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master...*

When considering a property for local historic designation, it must meet at least one of the objective criteria. Seaside Terrace meets both Criteria A and C.

## Staff Evaluation

Staff has determined that Seaside Terrace, 9241 Collins Avenue, meets the criteria for designation, based on:

- **Historic context** – representative of the pattern of development in Surfside; contributes to understanding architectural heritage of Surfside
- **Architectural qualities** – embodies distinct characteristics of Streamline Moderne & MiMo; reflects significant architectural transition in the mid-20<sup>th</sup> century from Streamline Moderne to MiMo

County Historic Preservation Staff performed thorough research, analysis, and evaluation of Seaside Terrace and determined that it has a high degree of historic integrity and meets two of the objective criteria for designation, based on its historic context and architectural qualities, as detailed above.

## Public Comment & Board Discussion

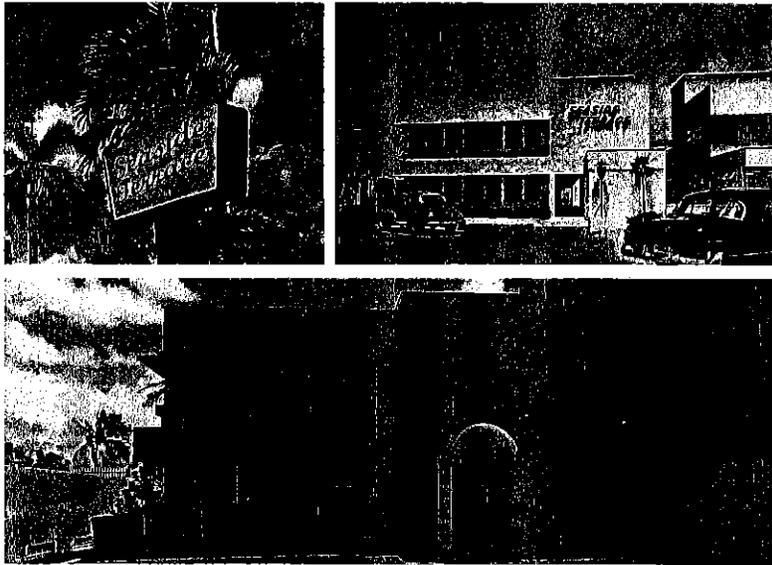


Exhibit 5:  
HP Board Meeting Minutes  
Pertaining to Seaside Terrace  
from November 19, 2014

*(HP Board approved the owner petition  
by Mr. Joel Thurston, and instructed  
Staff to begin designation procedures  
for Seaside Terrace)*

**Meeting Minutes Pertaining to Seaside Terrace<sup>1</sup>**

**Miami-Dade County Historic Preservation Board  
Minutes of the November 19, 2014 Meeting**

**Stephen P. Clark Center  
CITT 10<sup>th</sup> Floor Rear Conference Room  
111 NW 1<sup>st</sup> Street  
Miami, FL 33128**

**VI. NEW BUSINESS**

**NB1. Initiation of Designation Procedures – Petition by Owner**  
Seaside Terrace  
9241 Collins Avenue  
Surfside, FL 33154

**Gary Appel:** Arrived at 2:50 pm.

**Chairman Novick:** We are going to allow any member of the public to comment on any agenda item that's not a Public Hearing.

**Joel Thurston, Seaside Terrace, 9241 Collins Avenue:** I would like to make an owner petition that the Seaside Terrace condominium located at 9241 Collins Avenue may be considered as an historic site/structure. It is in Surfside. The moratorium has slowed the process. He distributed pictures to the Board documenting the property. It was designed and built in 1948 by William Tschumy in a modern art moderne style. At that time, they designed and built two additional properties next door to each other, which were mirror images and no longer exist. From 1948 to 1985 the property was run as a hotel. In 1985 it was converted into 14 condominium units. My partner and I at that time purchased the building and converted them over and I have lived there since. I would like to review the photos.

**Chairman Novick:** Do you own the 14 units? And your partner owns how many units?

**Joel Thurston, Seaside Terrace, 9241 Collins Avenue:** We sold out in 1985. So I own 2 units and we sold out the remaining 12. I would like to review the photos if you have them. First two photos are a postcard dated 1963. You can see I have other postcards, but this one shows the statute of a man holding a marlin and also shows the other items. The other photos are from the front of the building. You see that the building has the wrap-around windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors, the wrap-around eyebrow, wrap-around garden planters on the 1<sup>st</sup> and 2<sup>nd</sup> floors and the statute that is reflected in the 1963 postcard, so it has been there over 50 years. The next photo shows the breezeway leading into the courtyard. On the right you can

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<sup>1</sup> This is a synopsis of what occurred at the HP Board meeting. A full audio tape is available upon request from the Office of Historic Preservation.

see there is a collage of shells and basically plastic mermaids which were put into the wall at time of construction. When you get into the courtyard, the next photo, you are facing west. We have the original benches and planters around the building. You can see that the stairway leads up to the 1<sup>st</sup> end roof in that area. The following photo is also the 2<sup>nd</sup> floor and roof facing west. I believe the front doors are original, you can imagine how the large courtyard would have looked before the adjoining building was destroyed.

I would like to see after living there for 30 years and doing the conversion and everything else, that this property be safe. We have a lot of developers who are interested and have casted some offers on the property, even though it is a narrow, single lot, but I think it has all of the characteristics. Both Sarah and Kathleen have made site inspections. It was going to be recommended for initiation before the moratorium and at this point with another moratorium requesting another 6 months, I would think at that time something will happen to the building. I've also been condo president for 30 years. Any questions?

**Sarah Cody, Staff:** If you remember back in September when we initially got the request from Commissioner Heyman for staff to not bring items forward in her district and we had told you that there were 2 condo buildings in Surfside that we had been planning on presenting for initiation, but out of respect for Commissioner Heyman's request, we decided not to. One of them was the Seaway, this was the other one. Both myself and Kathleen went out to the site and felt that it met the criteria and our evaluation is that it does meet the criteria. It would meet criteria A and C: the pattern of development in Surfside as well as the original mid-century construction on the beachfront and the architectural style.

**Chairman Novick:** Do we pass a motion that staff make a preliminary evaluation and designation report?

**Paul George:** Well, they have already done a preliminary evaluation, but not formalized it in writing.

**Sarah Cody, Staff:** Correct, we have not submitted a report to you on this building.

**Chairman Novick:** So if we should request you to proceed, can we have a staff report next month?

**Sarah Cody, Staff:** Yes.

**Chairman Novick:** Defers to his colleagues.

**Paul George:** I like the building, like the era, question I have is how many units are there? 14? How do some of the other folks feel about designation?

**Joel Thurston:** 14. Most (80%) of the unit owners have owned the property for the 30 years. We've only had about 2 units that have been resold in 30 years. So at this point, most

of them use them as second homes, some others use them as rentals or investments. We were offered \$10M on the property 2 months ago. That is \$650,000 for a 650 square foot unit and they turned it down. 100% turned it down. That doesn't mean that if they come up with \$15 or \$20M for that little lump they might turn it down. At this point if someone offers them \$650,000 for a 650 square foot unit, they must like the building. A lot of people want to keep the building and at this point I just don't want to wait for Surfside to have the authority which they make at that time, and say "NO, NO, NO...the building doesn't meet the criteria."

**Paul George:** Well again I asked the question because it is a building with many owners and you answered the question. From what I am implying from your answer is that most of the owners, if not all of them, probably support the idea of designation. Does that seem to be the thing?

**Attorney Kirtley:** Mr. Chair maybe we should just reiterate to see if anyone else would like to speak on this item?

**Chairman Novick:** Is there anyone else that would like to speak on this particular item?

**Linda Miller, Town Attorney for Surfside:** States that the only reason she is standing here right now, you ruled on the request for the deferral on the Seaway Villas at withdrawal of counsel, but you haven't really addressed the Town's request for a 6-month deferral on any and all properties based on the fact that the Town is undergoing studies on development. So I am just asking also if you can consider that request.

**Chairman Novick:** Personally I believe you requested the same two months ago and it is still in effect and I don't understand the difference between that and today's request.

**Linda Miller:** Well first the initial Resolution and request was based on certain properties. The request that the Commission passed last night was based on the entire (any and all) properties in the Town because it seems like the Historic Preservation is stating this building and that building is historic and the Town itself is undergoing studies through a planner and our whole process so this is why it is not specific to any property. I just want to be able to go back to my Commission and report the collected decision of the Board.

**Chairman Novick:** I'm trying to consider what you are saying versus what this property owner is requesting and there is clearly a conflict.

**Linda Miller:** So this is a request from the Town of Surfside for a deferral, well ours was for the Town to study 6 months and to complete all of the analysis which we have incurred for the development of the properties.

**Chairman Novick:** Like I said I really don't see the difference with what you are asking today versus what we have already agreed to.

**Linda Miller:** How long did they get last month?

**Chairman Novick:** You have four months remaining. I imagine the Town could resolve. The Town is more than welcome to come back to us in 4 months. What is that February or March?

**Sarah Cody, Staff:** Yes, March. The biggest difference in the 6 months deferrals that they previously got is those were tied to specific public hearing items, but now they are asking for a blanket deferral for the Town of Surfside. So the deferrals that they already have are specific to 9340 Collins Avenue and the little historic district on the 90<sup>th</sup> block. They're requesting now a 6- month deferral for any and all properties in the Town.

**Chairman Novick:** The problem that I have is, are you agreeing not to hand out any demolition permits or not to provide any demolition permits for properties that may warrant designation?

**Linda Miller:** Well I don't have that authority. I know I've had a couple of conversations with the county attorneys about that issue, but I obviously do not have that authority to make that decision, that is a policy decision for my Commission which meets on December 9<sup>th</sup> and I could raise this issue if we are coming back here on December 17<sup>th</sup>.

**Chairman Novick:** Personally I have a problem with your request. I mean the Town's request. My colleagues may have other comments.

**Paul George:** Is that part of the deferral that there wouldn't be any demolitions or was it just particular for these buildings that we had the deferral pushed through?

**Sarah Cody, Staff:** With regard to those particular deferrals, those buildings have moratoriums on them. There is no blanket permit moratorium for the entire town.

**Linda Miller:** I just need some direction to go back to my Commission.

**Chairman Novick:** Your Town's commission is welcome to come back in March and seek additional time, but as far as a blanket moratorium regarding the entire town, I am uncomfortable with that personally, but I just speak for myself. Asks if any Board members have a contrary opinion. (No Board members dissent.) So we are going to deny your request.

**Andrea Romero:** Speaks against the designation of the Seaway Villas. She wants to let the Board know that currently there are 25 owners that are prepared to sell and have a financial burden of maintaining a building which is historical.

**Attorney Dennis Kerbel:** Addresses the Chair: you are talking about the building which is 9149 Collins Avenue, that item was already heard and closed.

**Chairman Novick:** Addressed Ms. Romero and indicated this item was already closed. Back to 9241 Collins Avenue. Should we request staff to prepare a preliminary evaluation designation report? Would someone like to make a motion to that effect?

**Ronda Vangates:** Yes, I would like to make a motion that we instruct staff to make a preliminary evaluation designation report, what is the correct terminology Kathleen?

**Chief Kauffman:** Prepare an initiation report and bring it back to you at the next meeting?

**Ronda Vangates:** Yes.

**Rick Cohen:** Seconded the Motion.

**Paul George:** Addresses the County Attorneys Kirtley and Kerbel. We got the deferral and now we are doing a preliminary report on the Seaside Terrace based on an owner-initiated request. Is this kosher in light of the other buildings and deferrals and everything else?

**Attorney Dennis Kerbel:** Right, you're doing this on a property-by-property basis and now what you have before you is a petition by owner, which is the way the Seaway had started.

**Chairman Novick:** Well in terms of Commissioner Heyman, we promised that staff would not initiate any of these designations. That was our agreement. All those in support of the preliminary initiation report say I.

Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Absent
Adriana Cantillo	Absent
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Absent
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Yes

Exhibit 6:  
Letter, dated November 21,  
2014, to Property Owners  
Notifying them of Petition by  
Owner

*(Letter to Mr. Jesus Lopez, Appellant,  
included in packet; identical letter sent  
to all unit owners)*



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Regulatory and Economic Resources  
Department  
Office of Historic Preservation  
111 NW 1<sup>st</sup> Street, Mailbox 114 • 12<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-4958

November 21, 2014

Mr. & Mrs. Jesus & Gladys Lopez  
6016 6 Street  
Arlington, VA 22203

RE: Historic Designation of Seaside Terrace

Dear Mr. & Mrs. Lopez:

At the November 19, 2014 Miami-Dade County Historic Preservation Board meeting, a petition was made by Seaside Terrace condominium owners to consider the property for local designation. As a result of that petition, the Miami-Dade County Historic Preservation Board has requested that staff fully evaluate the property located at 9241 Collins Avenue to determine its eligibility for designation as a local historic site.

Seaside Terrace has an interesting history. It was designed in 1948 by William Tschumy, a local architect from Coral Gables. Seaside Terrace was part of a trio of near-identical buildings that sat on the sunny beachfront in Surfside. Two of the three buildings have since been demolished and replaced with the Four Winds condominium tower while Seaside Terrace remains as an example of the mid-century development that once defined Collins Avenue.

Historic designations serve to recognize our community's unique historic and architectural sites. Designation of structures helps promote the reuse and preservation of the Town's distinct resources, and it assists historic property owners in rehabilitation efforts through the Ad Valorem Tax Exemption program.

The Miami-Dade County Historic Preservation Board will hold a public hearing to either approve or deny the designation of Seaside Terrace, 9241 Collins Avenue, no sooner than January 2015. As a property owner, you will receive additional information, including meeting date and location, prior to any scheduled public hearing.

The proposed designation of Seaside Terrace provides an opportunity for property owners, such as yourself, to be part of a concerted effort to enhance the development and character of Surfside by celebrating its unique architectural heritage. We hope you are proud to be the owner of a potentially historic building and we are happy to discuss the benefits of historic designation with you at your convenience.

Sincerely,

Sarah K. Cody  
Historic Preservation Planner  
Miami-Dade County

Enclosures: Historic Designation Fact Sheet  
Ad Valorem Tax Exemption Fact Sheet

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Exhibit 7:  
HP Board Meeting Minutes  
Pertaining to Seaside Terrace  
from December 18, 2014

*(HP Board Staff submitted a preliminary  
designation report to the HP Board  
regarding Seaside Terrace)*

**Meeting Minutes Pertaining to Seaside Terrace<sup>1</sup>**

**Miami-Dade County Historic Preservation Board  
Minutes of the December 18, 2014 Meeting**

**Stephen P. Clark Center  
CITT 10<sup>th</sup> Floor Rear Conference Room  
111 NW 1<sup>st</sup> Street  
Miami, FL 33128**

**IV. NEW BUSINESS**

**C. New business items**

- NB1. Submittal of Preliminary Evaluation Report – Owner Initiated  
Seaside Terrace  
9241 Collins Avenue  
Surfside, FL 33154**

**Chief Kauffman:** As requested by the Board at the November meeting, Staff is submitting a preliminary evaluation report for Seaside Terrace, 9241 Collins Avenue. The public hearing will be at the January meeting.

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<sup>1</sup>This is a synopsis of what occurred at the HP Board meeting. A full audio tape is available upon request from the Office of Historic Preservation.

Exhibit 8:  
Letter, dated December 22,  
2014, to Property Owners  
Notifying them of Public  
Hearing to Consider  
Designation

*(Letter to Mr. Jesus Lopez, Appellant,  
included in packet; identical letter sent  
to all unit owners)*



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Office of Historic Preservation  
111 NW 1<sup>st</sup> Street, Mailbox 114 • 12<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-4958

December 22, 2014

Mr. & Mrs. Jesus & Gladys Lopez  
6016 6 Street  
Arlington, VA 22203

RE: Public Hearing to Determine Historic Designation of Seaside Terrace

Dear Mr. & Mrs. Lopez:

As stated in a previous letter dated November 21, 2014, the Miami-Dade County Historic Preservation Board initiated designation procedures for Seaside Terrace, located at 9241 Collins Avenue. Enclosed please find a copy of the designation report, which documents the history of the property, and places it within the context of early development in Surfside.

The Miami-Dade County Historic Preservation Board will hold a public hearing to either approve or deny the designation of Seaside Terrace, located at 9241 Collins Avenue, Surfside, FL on:

Thursday January 22, 2015 at 2:00 pm  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
18<sup>th</sup> Floor, Room 18-3  
Miami, FL 33128

Please be advised that this is a quasi-judicial public hearing item and you are invited to attend. Until the Board makes a determination, a moratorium on alterations or demolitions has been placed on the property, as per Miami-Dade County Ordinance Chapter 16-A.

The proposed designation of Seaside Terrace provides an opportunity for property owners, such as yourself, to be part of a concerted effort to enhance the development and character of Surfside by celebrating its unique architectural heritage. We hope you are proud to be the owner of a potentially historic building and we are happy to discuss the benefits of historic designation with you at your convenience.

Sincerely,

Sarah K. Cody  
Historic Preservation Planner  
Miami-Dade County

Enclosures: Seaside Terrace Designation Report

Cc: Sarah Sinatra Gould, Town Planner, Surfside

## Exhibit 9:

Letter, dated January 30, 2015,  
to Property Owners Notifying  
them of Public Hearing to  
Consider Designation

*(Letter to Mr. Jesus Lopez, Appellant,  
included in packet; identical letter sent  
to all unit owners)*



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Miami, Florida 33128  
T 305-375-4958

January 30, 2015

Mr. & Mrs. Jesus & Gladys Lopez  
6016 6 Street  
Arlington, VA 22203

RE: Public Hearing to Determine Historic Designation of Seaside Terrace

Dear Mr. & Mrs. Lopez:

As stated in a previous letter dated December 22, 2014, the Miami-Dade County Historic Preservation Board scheduled a public hearing to either approve or deny the designation of Seaside Terrace as a local historic site. However, the Board failed to meet quorum at the January 22, 2014 meeting and the public hearing was not held.

The Miami-Dade County Historic Preservation Board has rescheduled the public hearing to either approve or deny the designation of Seaside Terrace, located at 9241 Collins Avenue, Surfside, FL for:

**Wednesday, February 18, 2015 at 2:00 pm**  
HistoryMiami  
South Building Theater  
101 W Flagler Street  
Miami, FL 33130

The designation report you previously received is the current report. If you need another copy of the report, please contact our office and we will be happy to provide it.

Please be advised that this is a quasi-judicial public hearing item and you are invited to attend. Until the Board makes a determination, a moratorium on alterations or demolitions has been placed on the property, as per Miami-Dade County Ordinance Chapter 16-A.

The proposed designation of Seaside Terrace provides an opportunity for property owners, such as yourself, to be part of a concerted effort to enhance the development and character of Surfside by celebrating its unique architectural heritage. We hope you are proud to be the owner of a potentially historic building and we are happy to discuss the benefits of historic designation with you at your convenience.

Sincerely,

Sarah K. Cody  
Historic Preservation Planner  
Miami-Dade County

Cc: Sarah Sinatra Gould, Town Planner, Surfside

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**Exhibit 10:**  
**Staff Report from Public  
Hearing on February 18, 2015**

**STAFF REPORT  
MIAMI-DADE COUNTY  
HISTORIC PRESERVATION BOARD**

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*Miami-Dade County, Florida*

*Office of Historic Preservation*

**APPLICATION TYPE:** Historic Site Designation

**SITE NAME:** Seaside Terrace

**ADDRESS:** 9241 Collins Avenue, Surfside, FL 33154

**DATE OF  
CONSTRUCTION:** 1948

**PROPERTY OWNER:** Various (condominium)

**BACKGROUND:** The designation process for Seaside Terrace was started at the November 19, 2014 Board meeting, when the Board approved a petition by owner. On December 18, 2014, Staff filed a preliminary evaluation report with the Board. Today's item is the public hearing to either approve or deny the designation of Seaside Terrace as a Miami-Dade County Historic Site.

**CRITERIA FOR  
DESIGNATION:**

(a) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, Miami-Dade County, South Florida, the State, or the nation.

(c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction; or

**STAFF  
EVALUATION:**

Staff has determined that Seaside Terrace meets the criteria for designation, based on its historic context and architectural qualities.

ITEM# PH3  
February 18, 2015

Exhibit 11:  
HP Board Meeting Minutes  
Pertaining to Seaside Terrace  
from February 18, 2015

*(Designation was approved)*

**Meeting Minutes Pertaining to Seaside Terrace<sup>1</sup>**

**Miami-Dade County Historic Preservation Board  
Minutes of the February 18, 2015 Meeting**

**History Miami  
101 C West Flagler Street  
South Building Theatre  
Miami, FL 33130**

**III. PUBLIC HEARINGS**

THERE WERE NO SPEAKERS FOR REQUEST FOR DEFERRALS OR PUBLIC COMMENT

**C. PUBLIC HEARING ITEMS:**

**PH3. Historic Site Designation  
Seaside Terrace  
9241 Collins Avenue  
Miami Beach, FL 33140**

**Sarah Cody, Staff:** Gave a detailed PowerPoint presentation on the historic significance of Seaside Terrace.

**Joel Thurston, 9241 Collins Avenue, owner of the Seaside Terrace:** I was the original owner who bought the building and converted it to condos and have kept everything the way it is for 30 years. I own two units in the place. We want to keep it this way because we love the building and think the architectural significance is very important especially when it is the last of its kind. Addresses the Board, asking whether or not they have any questions about the buildings because he knows it back and forth. He wants to maintain the dignity of this architectural gem.

**PUBLIC COMMENT:**

**Kent Harrison Robbins, Attorney, 1224 Washington Avenue:** Spoke in favor of the designation of Seaside Terrace. He also urged the Board to protect the other buildings worthy of historic designation in Surfside.

**Mitch Novick, Chair:** Stated that Mr. Robbins has represented him in unrelated land use matters for about 20 years.

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<sup>1</sup> This is a synopsis of what occurred at the HP Board meeting. A full audio tape is available upon request from the Office of Historic Preservation.

**Sarah Cody, Staff:** Indicated that one of the condo owners wrote a letter to the Board, but he is unable to attend and he is opposed to the designation.

**Mitch Novick, Chair:** confirmed the Board was aware of the owner letter that had been included in their packet materials.

**Tina Paul, 9225 Collins Avenue:** Spoke in favor of the designation of the Seaside Terrace.

**Stephen Norris, 9149 Collins Avenue:** Spoke in favor of the designation of the Seaside Terrace.

**Brian Mulheren, Bal Harbor, FL:** Spoke in favor of the designation of the Seaside Terrace and spoke about Bal Harbor to preserve it as well and commended the Historic Preservation Board.

With no more members of the public wishing to speak on the issue, **Paul George** moved the motion to designate the Seaside Terrace and **Rick Cohen** seconded the Motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Absent
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Yes

Exhibit 12:  
Letter, dated February 19,  
2015, to Property Owners  
Notifying them of Outcome of  
Public Hearing to Consider  
Designation

*(Letter to Mr. Jesus Lopez, Appellant,  
included in packet; identical letter sent  
to all unit owners)*



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Office of Historic Preservation  
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Miami, Florida 33128  
T 305-375-4958

February 19, 2015

Mr. & Mrs. Jesus & Gladys Lopez  
6016 6 Street  
Arlington, VA 22203

RE: Historic Designation of Seaside Terrace

Dear Mr. & Mrs. Lopez:

On February 18, 2015, the Miami-Dade County Historic Preservation Board held a quasi-judicial public hearing to determine whether Seaside Terrace, located at 9241 Collins Avenue, Surfside, FL, meets the criteria for local historic designation. The Board voted to designate Seaside Terrace as a Miami-Dade County Historic Site. Enclosed please find a copy of the designation resolution.

As determined by the Board, Seaside Terrace is representative of the pattern of development in Surfside and contributes to a better understanding of the architectural heritage of the town. It also reflects the significant architectural transition that occurred in the mid-20<sup>th</sup> century from Streamline Moderne to MiMo.

We encourage you to contact us with any questions. We are happy to discuss the designation, as well as the benefits of owning a historically designated building with you at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody". The signature is written in a cursive style.

Sarah K. Cody  
Historic Preservation Planner  
Miami-Dade County

Encl: Miami-Dade County Historic Preservation Board Resolution No. 2015-01

Cc: Sarah Sinatra Gould, Town Planner, Surfside