



Project Description

Seaway Villas' façade preservation. Temporary relocation of the Historic West Building exterior shell to be incorporated into the new, lavish Surf Club Residences Project:

- 3-story masonry landmark.
- 11-story tower
- 1-story underground parking garage.

Design Features:

- Demo interior of historic building
- Temporary bracing of building
- Relocation of building to allow construction of new foundations and below grade garage
- Move building into final position above garage
- New slabs for historic building designed as a hybrid system: PT in the E-W direction and conventional reinforced in the N-S direction.



Surf Side, FL

CAPABILITIES

- **Structural Design**
- **Post-tensioning**

Developer:

Fort Partners

Architect:

Joseph Dirand

General Contractor:

Coastal Construction

Project completion:

2023

Industry

Mixed-use

Project type:

DEVELOPMENT

HISTORIC PRESERVATION

HISTORIC BUILDINGS

Full Project Description

Seaway Villas was the first beachfront apartment house in Surfside, FL., and was deemed a historically significant building in 2014 by Miami-Dade County. The building's façade, a Mediterranean-inspired residential villa built in 1936, is preserved as part of a new development extension in the Surfside area.

The new exclusive luxury oceanfront project includes a mixed-use development with a 11-story high rise condominium, subgrade level for parking with auger cast piles and pile cap foundations, a restaurant, and a hotel.

In order to preserve this 3-story masonry landmark within the \$200 million development project, Seaway was moved to a temporary staging area approximately 120 ft. south of its present location to allow foundations and basement construction to proceed. Once the new foundations, basement, and Level 1 are complete, the building will be moved back to its final position – approximately 13 feet east of its original location and will be situated above a one-story garage at the basement level.

Our team was awarded a design/build contract with partner Structural BR to strengthen the building shell and temporarily relocate the historic landmark to expand the construction of the below-grade parking to accommodate additional amenity space.

We also provided structural design services for the Historical West building moves and delegated design for the permanent elevated structural slabs.

The original building was constructed with loading bearing hollow CMU blocks and 3-wood floors and its façade is being incorporated to the Surf Club Four Season Residences' extension at the existing Surf Club development in Surfside. At Kline, we take pride in playing a part in preserving structures of architectural and historical significance.

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