

# Southwest Dade

## La Sagüesera

The Southwest Dade study area focuses on three E-W suburban corridors: SR 836, Bird Road and Kendall Drive. Two of these align with transit corridors and buffer zones identified by the Miami-Dade County Comprehensive Development Master Plan's SMART Program: State Route 836, from Miami International Airport to the beginning of the Tamiami Trail in West Miami forms the East-West Corridor, while the Kendall Drive from Dadeland westward to the edge of the Everglades Corridor (SW 88 Street) comprises the Kendall Corridor. The third corridor extends along Bird Road (SW 44 Street) from the Palmetto Expressway to the Florida Turnpike Extension, and aligns with the county-designated Bird Road Corridor Urban Area (BRCUA). Areas of the East-West corridor within the City of Miami fall under that city's historic preservation jurisdiction and are not included in this study.

Moving from north to south, the three east-west corridors represent distinct and separate lines of prewar and postwar suburban expansion in Miami Dade County. Further, considered from east west, they cut through agglomerated layers of postwar development. Preceding the development of State Highway 836, Flagler Street (Miami's "decumanus maximus," or E-W main street) defined the northern edge of Southwest Dade, extending west from downtown to suburbs like Flagami and Winona Park, and then to the once remote community of Sweetwater. This corridor was transformed by the arrival of the East-West Expressway (State Road 836), and the growth of postwar western suburbs like Westchester, Fountainebleau, and Doral. Bird Road, at the

center of the southwest district, extended from Coconut Grove, through Coral Gables, and was the commercial spine of 1950s suburbs like Westchester, and later Westwood Lakes. The Kendall Drive Corridor, defining the southern flank of Southwest Dade, initially ran west from the early railroad settlement of Kendall. Late in the postwar period, it ran straight into Dade County's western agricultural heartland; today the corridor extends from Dadeland, through several generations of suburban subdivisions, to the great cluster-planned suburban Utopias like Kendale Lakes and The Hammocks.





Southwest Dade illustrates well Miami's suburban evolution, stretching from 1920s Boom-era developments to early postwar suburban tracts and cluster-planned communities of the 1970s. It comprises some of the county's most important educational facilities, commercial corridors, shopping centers, office parks, industrial tracts, and civic infrastructures, touchstones to the area's development. It also became Dade County's geographic and demographic center of gravity, and a focal point of ethnic transformation. The area is distinguished for welcoming generations of immigrants, including most prominently the Caribbean and Latin America migrations that transformed Miami since the 1960s. Known among Latin immigrants as *La Sagüesera*, a slang or neologism for "Southwest Dade," this district encompasses well the settlement, assimilation, and subsequent suburban migrations of migrant communities, and embodies a wide variety cultural adaptations.

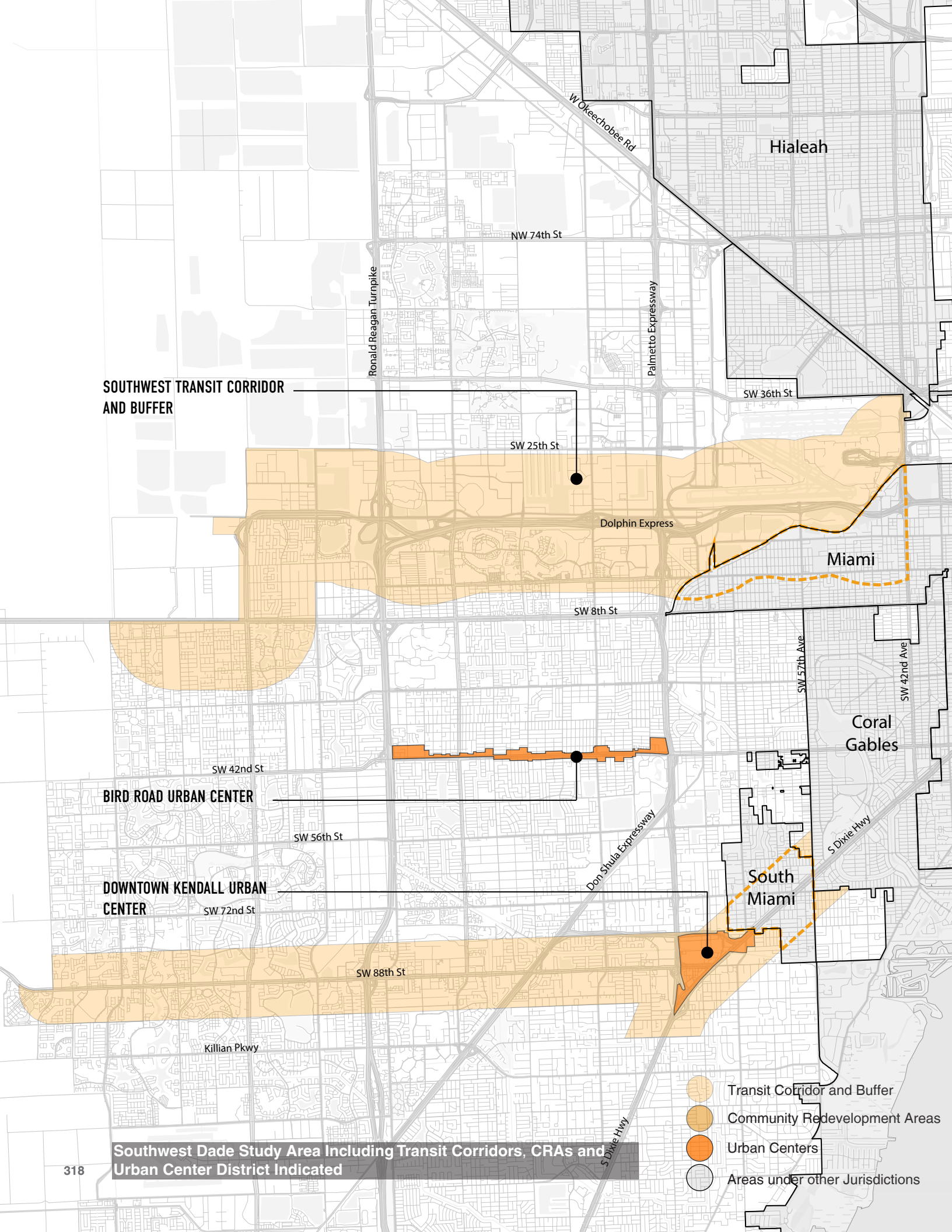
**SOUTHWEST TRANSIT CORRIDOR AND BUFFER**

**BIRD ROAD URBAN CENTER**

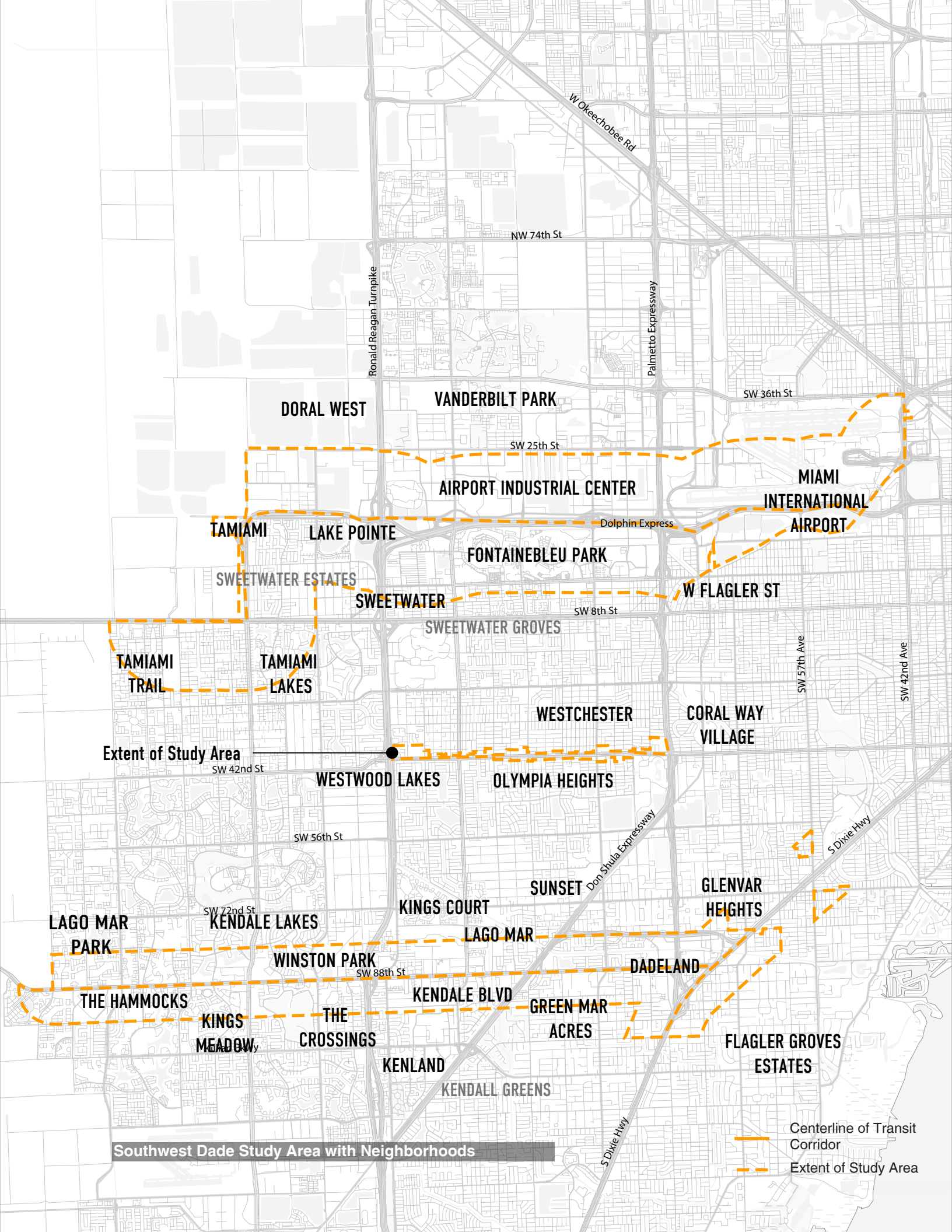
**DOWNTOWN KENDALL URBAN CENTER**

**Southwest Dade Study Area Including Transit Corridors, CRAs and Urban Center District Indicated**



-  Transit Corridor and Buffer
-  Community Redevelopment Areas
-  Urban Centers
-  Areas under other Jurisdictions



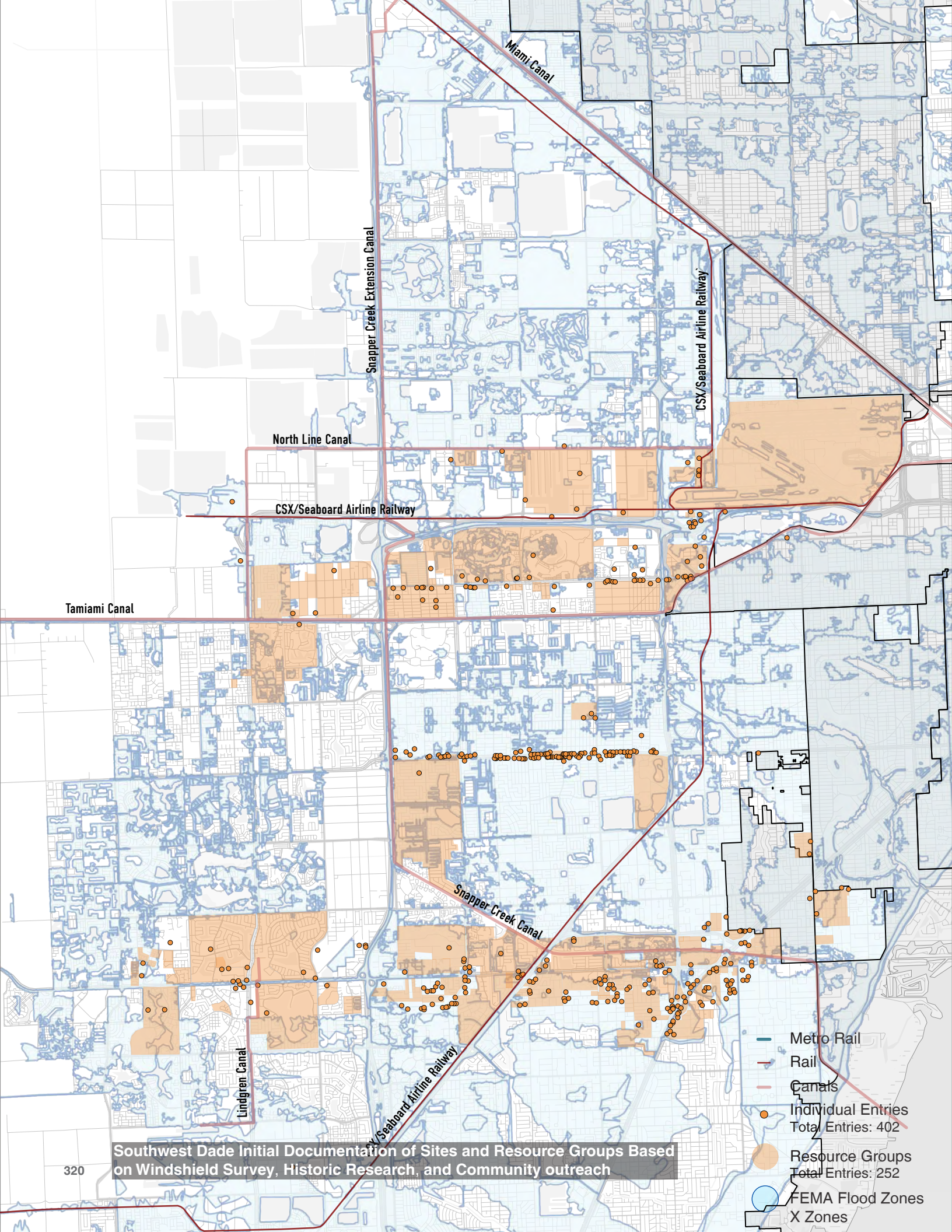




**Southwest Dade Study Area with Neighborhoods**

-  Centerline of Transit Corridor
-  Extent of Study Area





Tamiami Canal

North Line Canal

CSX/Seaboard Airline Railway

Miami Canal

Snapper Creek Extension Canal








CSX/Seaboard Airline Railway

Snapper Creek Canal

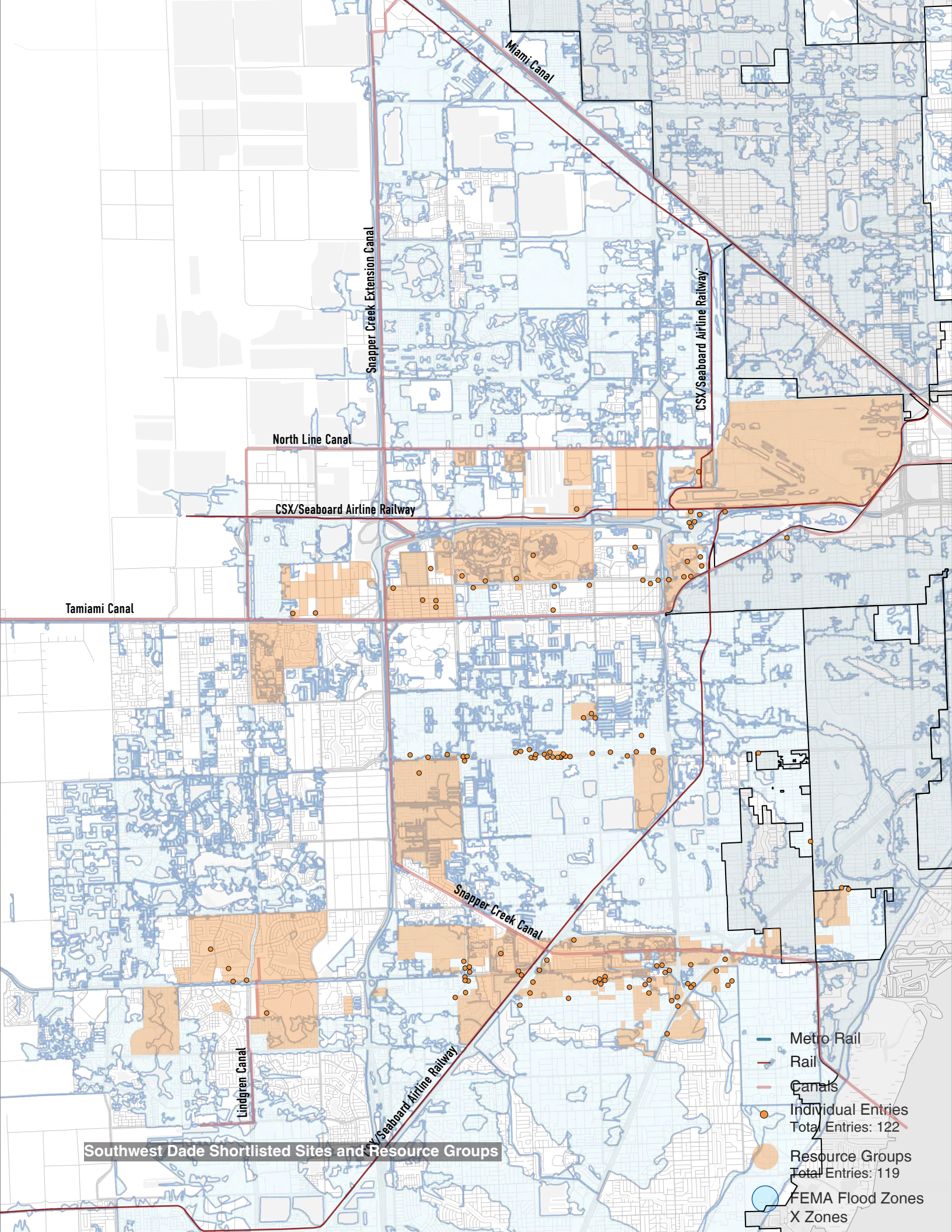
Lindgren Canal

CSX/Seaboard Airline Railway

Southwest Dade Initial Documentation of Sites and Resource Groups Based on Windshield Survey, Historic Research, and Community outreach

-  Metro Rail
-  Rail
-  Canals
-  Individual Entries  
Total Entries: 402
-  Resource Groups  
Total Entries: 252
-  FEMA Flood Zones
-  X Zones





**Southwest Dade Shortlisted Sites and Resource Groups**

- Metro Rail
- Rail
- Canals
- Individual Entries  
Total Entries: 122
- Resource Groups  
Total Entries: 119
- FEMA Flood Zones
- X Zones





# Southwest Dade Corridor

## Part I - Southwest Dade Context

In contrast to the other districts that are a part of this study, Southwest Dade's development hinged on westward development. When early Miami was defined by its Everglades frontier, development westward represented an act of manifest destiny: the conquest of civilization over wilderness. Despite, and with little regard for the presence of indigenous peoples throughout the area, Southwest Dade was transformed in the early 20<sup>th</sup> century, first into an agricultural Utopia, and then into a suburban extension of the growing city.

Before World War II, developments in Southwest Dade proceeded slowly, primarily because of its lowland topography, which precluded homesteading. The area was effectively opened to development in 1883 under the provision of the "Swamp Act," which transferred federal wetlands to the State Government of Florida in order to promote its agricultural development. Initially, its provisions opened territory west of Red Road, from the Perrine Grant to NW 7<sup>th</sup> Avenue.<sup>1</sup> To serve the territory, early rock highways were built on Section and Range lines of the U.S. Land Ordinance that were, *de facto*, the area's first planning. Flagler Road, Bird Road and Kendall Drive were among these early arterials. When the Florida East Coast (FEC) railroad was extended south of the Miami River in 1904, the areas around the crossing with Bird Road and North Kendall Drive were marked by packing houses and commercial establishments. Still, Southwestern Dade County remained largely unoccupied until the postwar era.

Rock mining was an important early industry in Southwest Dade. The **Seminole Rock and Sand**

**Co.** and the **Maule Ojus Rock Company** (later Maule Industries, the most important concrete producer in Dade County), were among the largest rock companies in South Florida. Their rockpits form today's Blue Lagoon, a necklace of lakes south of SR 836. Maule, founded by Evert P. Maule in 1913, produced ballast rock for both railroad and road construction, but under the later leadership of the Ferré family became the regional leader in producing high-quality concrete and concrete products – the building blocks of Miami's development.<sup>2</sup>

Agriculture also played an important role in early Southwest Dade, especially after the Everglade wetlands here were "improved" by land drainage. Florida Governor Napoleon Bonaparte Broward plan to wring "every last drop of water out of the pestilence-ridden swamp,"<sup>3</sup> embodied in the creation of the Everglades Drainage District in 1905, was the tip of the iceberg of a larger local drainage network, much of it built by private enterprise: the **Tamiami Canal** (1915-28), the **Venetian Canal** at Winona Park, the **FEC Canal**, the **Coral Gables Canal**, the **97<sup>th</sup> Avenue Canal**, the **Snapper Creek Canal** (1911), the **Westchester Canal**, and the **Coral Park Canal**. Large land holding companies tied to Governor Broward's land reclamation efforts, including the **Seminole Fruit and Land Company** (whose lands included the site of present MIA), the **Dade County Development Company** (in present day Kendall), were among the first to promote or develop the land for agricultural development.<sup>4</sup>





# TAMIAMI--TRAIL LANDS

STATE LANDS BEING SOLD FOR EXTENSION OF SNAPPER CREEK CANAL

**LANDS TO BE SOLD**  
Improving and Extending  
**SNAPPER CREEK CANAL.**

**MAP SHOWING RELATIVE LOCATION OF LANDS**

**DON'T WAIT UNTIL TOO LATE**

We have about 5,000 acres of land available. Excellent road, such as highway, some of it on ground. Snapper Creek Canal Extension means to transport water from the lands on Tamiami Trail. Some of this land is in view.

**PRICES FROM \$5.00 to \$10.00 PER ACRE**

Time, both underwritten water, but with Tamiami Trail Canal and ground Snapper Creek Extension already provided for and water to flow on the west end Ocean and this land will immediately become greatly ecological value over the price at which you can purchase now. This opportunity will not come again in your life time.

These all have one title:

**E. J. JACDON**      R. E. JACDON and S. R. JACDON

**L. T. HIGGLEYMAN**      R. E. McDONALD  
**J. E. JACDON**

County Commissioner's Commission for Dale County

Tamiami Trail (1928) & Canal (1915-28), from ad for state lands being sold for extension of Snapper Creek Canal, *Miami Herald*, April 2, 1917

**VISIT TODAY**

## Miami Villas

A SUBURB OF MIAMI  
Directly West of Downtown Section of Coral Gables

**\$750**      \$187.50 CASH  
No More to Be Made

**W. R. MOBLEY PROPERTIES, INC.**  
INCORPORATED IN FLORIDA  
145-148 N. E. Second Avenue  
C. J. MOBLEY, Sales Manager

Location map of Miami Villas (1926), from advertisement for Miami Villas *Miami Herald*, January 3, 1926

# Ten Little Midgets--

## and then there were none

By JOHN FIX

bling information from a weathered sign half buried in the sawgrass. "ACREAGE" it read. "CLYDE 'ANDY' ANDREWS... SWEETWATER GROVES, FLORIDA." He put the paper in his pocket. "Won't do any harm to find out."

Indeed it did a lot of good. The land wasn't expensive and Andy Andrews proved to be an affable fellow who was very much interested in the projected Midget Village. "With all the tourists pouring into Miami each winter," he said. "I don't see how it can fail." Andy was to be Sweetwater's second mayor and his daughter, Mrs. Charles Pastore, is wife of the town's present chief executive.

When the troupe came off the road in the fall of 1940, ten of the Midgets moved onto the land that Joe had arranged to purchase for them at Sweetwater Groves. And, in one portion of it, they built their little homes adjoining a full-sized one in which Joe Sanderlin resided. They maintained a common kitchen and dining room.

About their houses they planted strawberries and vegetables and each evening they met to talk excitedly of their plan to bring Little People from all

Midget Village (1940-41), from John Fix, "Ten Little Midgets-- and then there were none," *Miami News*, July 7, 1962

## Early E-W Corridors: Flagler Street Corridor, the Tamiami Trail and Tamiami Canal

Before the era of expressways in Dade County, Miami's first east-west corridors included 12<sup>th</sup> Street and 20<sup>th</sup> Street (renamed **Flagler Street** and **SW 8<sup>th</sup> Street** after Miami's streets were renumbered by the 1921 Chaille Plan). Flagler, honorifically named for the industrialist and FEC railroad builder Henry Flagler, acquired early importance as Miami's main street – its “Broadway,” originating at Biscayne Bay downtown, it was the heart of Miami's early commercial and civic development, the city's first “main artery reaching to the Glades,” and eventually the central axis of north-south development.<sup>5</sup>

SW 8<sup>th</sup> Street grew in importance as it was extended to the Gulf of Mexico as the **Tamiami Trail**, becoming the first cross-state, or trans-peninsular, highway connecting Miami and Tampa. Promoters rapturously named this purpose-built highway “the world wonder road, passing straight as a crow flies through the Everglades and the haunts of the Seminole, to Marco on the gulf.”<sup>6</sup> First proposed in 1915 and completed in 1928, the trail coincided with projects like the Dixie Highway and Ingraham Highway in reflecting the growing importance of the car in early Miami.

Parallel to and alongside the Tamiami Trail, the **Tamiami Canal** was excavated to provide the necessary fill for road construction. The canal had other purposes though, including Everglades drainage, and as a potential means of cross-peninsular barge navigation (at this point, the environmental effects of road and canal development in damming the Everglades were not yet appreciated). Where the canal entered Miami on its east end, it was connected to the Miami River via a series of diversions and the rockpit lakes of the Seminole and Maule mining operations. This connection would form the foundation of the current Blue Lagoon district.

Boom-era developments of the 1920s followed Flagler Street and 8<sup>th</sup> Street westward. Subdivisions like **West Flagler Park**, **Westgate**,

**Fairlawn**, **Fairlawn Terrace**, and **Westlawn** advanced the metropolitan toward the Everglades. **Flagami** (1924), “Where Flagler Meets The Trail,” was by the early 1920s the last frontier of development before a large area of wetlands stretching to the west. However, spurred by a new wood bridge over the Tamiami Canal at Milam Dairy road and the extension of Flagler Street 11 miles westward in 1924 (as well as on-going work to complete the Tamiami Trail), suburban development pushed even further. The Hammond Realty Co.'s **Winona Park** (1925) was one of the first subdivisions on this new frontier. It featured a 100' central boulevard, and a spur off the Tamiami Canal alluringly called the Venetian Canal, affording waterfront lots.

Even further west were the pioneering Everglades subdivisions of the Miami-Pittsburgh Land Company, including **Sweetwater Grove** (1923), **Sweetwater Golf Town Site** (1925) and **Sweetwater Estates** (1927). These remote settlements on the fringe of civilization, located between Flagler and Tamiami Trail at the intersection of the Tamiami Canal and Snapper Creek Canal, were aptly publicized as the “Gateway to the Everglades.” Originally settled by an outlier population of rugged individualists, it became famous as a retirement village for the Russian Royal Midget Troupe, a circus group that found Sweetwater while crossing the Tamiami Trail.<sup>7</sup> The so-called “Midget Village,” especially its miniature houses scaled to their inhabitants and organized as a village around the larger home of troupe manager and show business promoter Joe Sanderlin, was a local attraction.<sup>8</sup> Plans for a Midget Theater, intended to draw tourists from the Tamiami Trail, never materialized, and in the late 1930s developer Clyde Andrews took over much of the land and in 1941 incorporated the area as **Sweetwater**.

Miami's western frontier, remote but well connected by the Tamiami Trail, drew other groups considered “marginal.” Indigenous peoples, whose livelihoods were increasingly linked to both spectacle and trade, congregated



in new villages along the Trail itself. The area was also included in Dade County's 1936 **Negro Resettlement Plan**, the project to relocate Miami's Black community outside the city limits. One leg of the plan was a new model Black settlement in the yet to be developed Flagami area. Floyd Davis and John Gramling, the group of developers involved in the 1930s Liberty Square development (see Northwest Dade

section), purchased land around the current Miami International Airport north of Flagami, and formed the New Myami Development Corporation in an attempt to build one such settlement.<sup>9</sup> The plan failed when organized protests from residents and realtors in nearby suburbs, and plans to expand the airport, caused the area to be rezoned for industrial use.



Cars on the new Tamiami Trail, Historic Miami, 1927- permission pending

AMERICA'S WINTER PLAYGROUND OPENS WIDE ITS GATES TODAY!!



THEY'RE OFF AT MIAMI!  
POST TIME, 2:30 P. M.  
7-RACE PROGRAM

NEW HOME OF TURFDOM AWAITS THE BUGLE!  
ALL EYES TOWARD MIAMI!

# TROPICAL PARK

—WEST OF THE BILTMORE TOWER—  
SPORTSMEN — LOVERS OF THOROUGHBREDS—LEADERS IN SOCIETY

Off to the Races  
THIS AFTERNOON

## TROPICAL PARK OPENING HANDICAP

SIX FURLONGS \$2,000 PURSE  
HILLSBOROUGH COUNTY PURSE  
ONE MILE Secondary Feature \$1,200 PURSE

GO WEST TO RED ROAD, SOUTH TO BIRD ROAD, WEST TO TRACK  
These houses have South Venetian Arcade, entrance, and bus stop, from Florida and Boulevard; for live cars leave all hotels direct for Park.

GABLES RACING ASSOCIATION INC.

ADMISSION (Including State Tax) \$2.30  
CLUBHOUSE ----- \$5.00  
(Including All Tax)  
Walter Shaffer's Tropical Park Director  
Call Evergreen 982 for Table Reservations

FOLLOW THE ARROWS "TO TROPICAL PARK"  
STATE LAW PROHIBITS ADMISSION OF MINORS

Opening at Tropical Park (1931), Paist & Steward, from advertisement for Tropical Park, *Miami News*, December 26, 1931

SUNDAY, DECEMBER 20, 1931 THE HERALD, MIAMI, FLORIDA

# TROPICAL PARK RACE PLANT OPENS SATURDAY

## University Of Miami Announces Extensive Minor Sports Program

TROPICAL PARK, MIAMI'S NEW RACE PLANT, READY FOR OPENING OF 1931 SEASON SATURDAY AFTERNOON.

NEW PLANT COMPLETED FOR SCHEDULED DATES

FRANK STONE'S TRACERY AT HEAD OF OWN TRACK BEING FINISHED

SEVERAL THOUSAND VISITORS EXPECTED TO ATTEND RACES AT TROPICAL PARK SATURDAY AFTERNOON

TEAMS START DRILLS FOLLOWING HOLIDAYS

QUARTER MILERS MEET IN BISCAYNE FEATURE

GREYHOUND RACES




Opening at Tropical Park (1931), Paist & Steward, from Jack Bell, "Tropical Race Plant Opens Saturday," *Miami Herald*, December 20, 1931



## Bird Road Corridor

**Bird Road** (SW 44 Street) has existed since at least 1914; in 1916 it was extended west to the Snapper Creek Canal (and the current Florida Turnpike Extension), the extent of our study area. Like many of Dade County's arterial streets, it was named after early settlers, in this case Reverend C. S. and Molly Piercy Bird. Once a mix of pineland and farmland, by the 1920s it became an important axis of Miami's Boom-era expansion westward. **Bird Road Terrace** (1925) and **Bird Road Estates** (1925) near Ludlam Road, and **Olympic Heights** (1924), **Coral Pines** (1925), **Central Heights** (1925), and **Bird Road Highlands** (1925), were among the earliest new suburban subdivisions here. Bird Road Highlands, perhaps because of its remoteness, was conspicuously advertised as "unrestricted," or unencumbered by racially and ethnically-restrictive covenants, a contrast to many other developments in Miami at the time.<sup>10</sup>

Also in this area was the Gables Racing Association's Coral Gables Kennel Club, which raced greyhounds (a popular spectacle first practiced in Emeryville California in 1919,

and based on the earlier sport of "coursing," in which dogs hunted by sight rather than scent).<sup>11</sup> In 1931, Frank J. Bruen and the Gables Racing Association replaced the Kennel Club with **Tropical Park**, one of Miami's premiere horse racing tracks. Remarkably, Tropical was developed in the wake of the 1926 hurricane and stock market crash of 1929, demonstrating how entertainment facilities like racetracks were bright spots in an otherwise difficult Depression Era economy. Conceived to compete with Hialeah Park and Gulfstream Park in the winter racing circuit, Tropical Park (also the working name of Everglades National Park in the 1930s) was designed by the prestigious Miami firm Paist & Steward. The picturesque yet modern clubhouse reflected the great age of racetracks in Miami, advertising the "Glamour of Old Spain" with facilities that were "homelike and comfortable in the afternoon sun of the Southland."<sup>12</sup> Until its closure in 1972, the track played an important role in the tourist culture of Miami, where such clubs were national leaders in the sport and in clubhouse design.

## Kendall Drive Corridor

Before much development occurred here, **Seminole villages** occupied the area around Kendall Drive. The endurance of these villages into the 20<sup>th</sup> century was remarkable, given U.S. efforts during the various Seminole Wars, and through the provisions of the 1830 Indian Removal Act, to drive indigenous communities out of the region.<sup>13</sup> Yet fragments of this “unconquered people” continued their ways under the protection of the Everglades wilderness. One Seminole Village was reported in the area west of what is now Baptist Hospital; another was noted occupying a tree-island at the current location of **Kendall Indian Hammocks Park**.

**North Kendall Drive** was named for Henry John Broughton Kendall, the land manager of the **Florida Land and Mortgage**, which purchased much of the land in this area from Florida in 1883. After the arrival of the FEC railroad in 1904, the settlement of **Kendall** formed near the tracks, between Rockdale (on the South) and Snapper Creek.

Further west along the alignment of North Kendall Drive, agricultural subdivisions of the **Dade County Development Company (DCDC)**, one of the large landowners connected with the land drainage schemes of Governor Napoleon Broward, were laid out as early as 1913. DCDC was established in 1911 by entrepreneurs R.J. Bolles, E.A. Kellett, and ex-Florida governor W.S. Jennings, with plans to colonize recently drained West Dade lands with farms. In 1911, *The Daily Metropolis* helped promote the company's work: “The time is very near when the vast area of virgin land, which for centuries has been growing harvests of ungathered crops of strange vegetation, will be covered with comfortable homes and beautiful gardens.”<sup>14</sup>

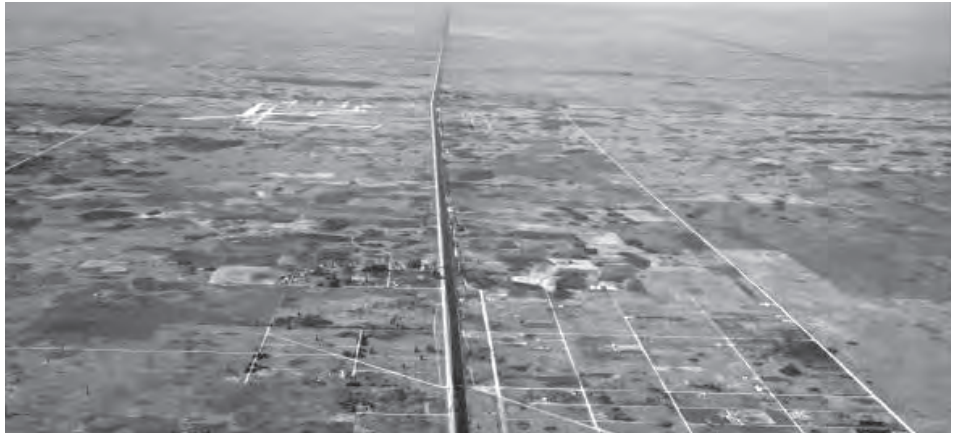
Boom era developments, like dry land, were sparse here. **Coral Highlands** (1925) and **Miami Villas** (1926), near SW 117<sup>th</sup> Avenue, were among the few early plats here. The latter

advertised high ground in the path of progress, but little was built. As late as 1938, when Dade County initiated zoning in the area, local residents considered the land “only suitable for farming.” Nevertheless, at that time North Kendall Drive was zoned for one-acre estates, prompting the development of estate home projects like Kenneth Keyes's **Flagler Grove Estates** (1937-41, on the site of 170-acre Flagler Grove), **Kendall Villas** (1942), and **Snapper Creek Groves** (1949).

### Depression Era Southwest Dade

Among the most important New Deal-era developments in Southwest Dade were additions to the Dade County Hospital, and the development of a Civilian Conservation Corp (CCC) camp, both in Kendall. The hospital, described as located in “the middle of a vast Everglades Prairie” at SW 107<sup>th</sup> Avenue (current Indian Hammocks Park), was expanded with the addition of the **Kendall Home for Children** (1935) using Federal Emergency Relief Administration (FERA) funds.<sup>15</sup> **Civilian Conservation Corp Camp 1421** (1936), built to accommodate 200 officers and men, was one the southernmost of the CCC's 2,000 national camps. From this camp on the west side of the FEC line south of North Kendall Drive, the CCC helped develop Dade County's parks system, in particular the development of Greynolds, Matheson Hammock, and Homestead Bayfront Park (all designed by William L. Philips, who served as project superintendent for the CCC). Described as “a showplace among civilian conservation corps camps,” an assemblage of portable buildings organized neatly on carefully-maintained lawns. The structures included an infirmary, barracks, a recreation hall with canteen, library and lounging room, the mess hall, and the company showers and laundry, and were modified for protection against hurricanes, and stained or painted white.<sup>16</sup>





**Aerial view of the Tamiami Trail at Miami (1928)**, State Archives of Florida, Florida Memory, 1947, photo by Sherman M. Fairchild



**Bird Road (1914)**, State Archives of Florida, Florida Memory, 1953





Datran Center Project (Dadeland South) (1983), Nichols & Associates, HistoryMiami Museum, *Miami News Collection*, April 16, 1984



## Southwest Dade Corridor

### Part II - Postwar Southwest Dade (1940-1981)

Southwest Dade acquired a distinct character after World War II, first as Miami's newest and fastest growing suburban frontier, then as a focal point for immigrants, initially welcoming Cubans and then a more diverse Latin diaspora. In its postwar development, the area's three primary east-west corridors, Flagler Street (later supplanted by State Route 836), Bird Road, and Kendall Drive played distinct but interrelated roles as axes of metropolitan expansion and development.

#### ***La Sagüesera* (SW Miami)**

Miami's first growth toward the southwest in the 1920s-30s, into early suburbs like Shenandoah and Westchester, reflected the increasing diversity of the county fed by national and international migrations. During the late 1950s-early 1960s, churches and synagogues attest to the growth here of Greek, Jewish, and later Italian communities (a particular highlight here is the so-called "whale church" at SW 16 Street and 87 Avenue, designed as a synagogue for Temple Or Olom by Isaac Sklar in 1970). This ethnic character was further diversified in the 1960s, as Miami's growing Cuban diaspora transformed the area's east-west corridors – including Flagler Street to Tamiami Trail (SW 8 Street, aka Calle Ocho, Coral Way (SW 23<sup>rd</sup> Street), and Bird Road (SW 40<sup>th</sup> Street) – into main streets of a new ethnic enclave, **Little Havana**. Along Calle Ocho were strip malls lined with Cuban bakeries, specialty shops, botanicas, small office buildings, medical centers, Latin restaurants and ventanitas (serving windows offering coffee and pastelitos). Coral Way became home to Spanish language radio stations like Radio Caracol (WAME, 1958), [WQBA](#) (1968), and Radio Mambi (WAQI, 1987), whose strong radio signals were beamed into Cuba.

The Latin migration that transformed Little Havana soon spilled into nearby suburbs. As it did, the surrounding Southwest Dade area acquired a new popular designation: ***La***

***Sagüesera***. As Nelson Trekker has defined it, it was an incubator of the Cuban-American experience. "You could call this the comfy den of Miami, a place of familiarity for those that grew up in the Hispanic/Cuban enclave here."<sup>17</sup> Distinct from other centers of Cuban and Latin/Caribbean migration such as Hialeah (also largely Cuban), Wynwood and Allapattah (largely Dominican and Puerto Rican), and Naranja (largely Mexican farmworkers), *La Sagüesera* developed its own pan-Latin flavor – a microcosm of Miami's transformation as a multi-cultural metropolis.

*La Sagüesera* also encompassed its own internal migrations. From from Calle Ocho and Miami's urban core, Cuban immigrants moved westward, to Westchester, Fontainebleau, and Sweetwater (known colloquially as "Swampwater" because of its distance from the city).<sup>18</sup> Many later moved southward, to the subdivisions around Bird Road, and then to Kendall (formerly considered "El culo del mundo"). Just as it did among North American migrants, American suburban ideals and the American Dream of a single-family house held sway among the first generations of immigrants. Later generations, on the other hand were more interested in amenitized apartment and townhouse living, and gravitated toward late mid-century developments like those at Fontainebleau Park, and around Kendall.<sup>19</sup> In both cases, as immigrants followed North American migrations from the urban core to the suburbs, they transformed new subdivisions, like those surrounding Kendall Drive, into "ethnoburbs," a term that typically refers to a suburban area inhabited by a particular ethnic minority, but in emergent middle-class communities like Calusa Club, Kendale Lakes and the Hammocks, comprised pan-Americans.

Another layer of *La Sagüesera* was manifest in the 1970s, as a wave of Nicaraguan immigrants gravitated toward the Fontainebleau and Sweetwater areas. A variety of Nicaraguan specialty restaurants opened along the Flagler Street corridor, including **Fritanga Moninbó**, **Los Comales** and **Yambo**. at 107<sup>th</sup> Avenue and

Flagler Street. The **Centro Comercial Managua**, at 104<sup>th</sup> Avenue, combined Nicaraguan specialty shops, travel agencies and medical offices. The area hosted *la gritería*, a Nicaraguan festival that celebrates the Virgin Mary, described by the Miami Herald as “a screaming block party.”

By 1975, the area between SW 8<sup>th</sup> Street and NW 25<sup>th</sup> Street, was 67% Latin. That same year, in order to serve this population, **Our Lady of Divine Providence**, a new parish church, was also established at Flagler and 96<sup>th</sup> Avenue. Its unusual fundraising campaign to build a new church building began, as the *Miami Herald's* Miguel Perez reported, “To the Latin beat of bongo drums, maracas, trumpets and guitars... They’ll be singing Cuban and American folk songs, in English and Spanish, adapted to religious lyrics by the Rev. Ernesto Garcia-Rubio, a young Cuban-born priest ordained in Miami in 1963, whose rhythmic and happy-sounding masses attracted hundreds of young Latinos to Miami’s Sts. Peter and Paul Catholic Church several years ago.”<sup>20</sup> When the new church was completed in 1979 at Flagler and SW 107<sup>th</sup> Avenue, it became a center of the Nicaraguan community.

Another ingredient of *La Sagüesera* was the presence of distinctly Cuban social and educational institutions. For example, exiled residents of Havana’s five largest social clubs formed the **Big Five Country Club** (1967), re-establishing traditional Cuban cultural norms on a site just south of Fontainebleau Park (see General Context).<sup>21</sup> Featured in *Life Magazine* under the title “Making It in Miami: Cuban Style,” the Big Five became an important social center.<sup>22</sup> Another elite institution was the **Belen Jesuit Intercultural Center** (1980, current Belen Jesuit Preparatory School), the Miami reconstitution of Havana’s elite *Colegio de Belén*, re-established in Miami in the early 1960s, then on a new campus near Tamiami Trail and SW 127<sup>th</sup> Avenue. Designed by Adolfo Albaisa, a Cuban emigré and partner in the firm of Pancoast Albaisa, with Arc-Tech, the new school initially accommodated

1,000 students in modish windowless academic units that pinwheeled around an open central courtyard. The school’s 10-acre site was donated by Bacardi Imports, (the Cuban Rum giant in exile, whose U.S. headquarters was established in Miami since 1963), and money was raised from among the 2,800 Belen graduates already living in the U.S.<sup>23</sup>

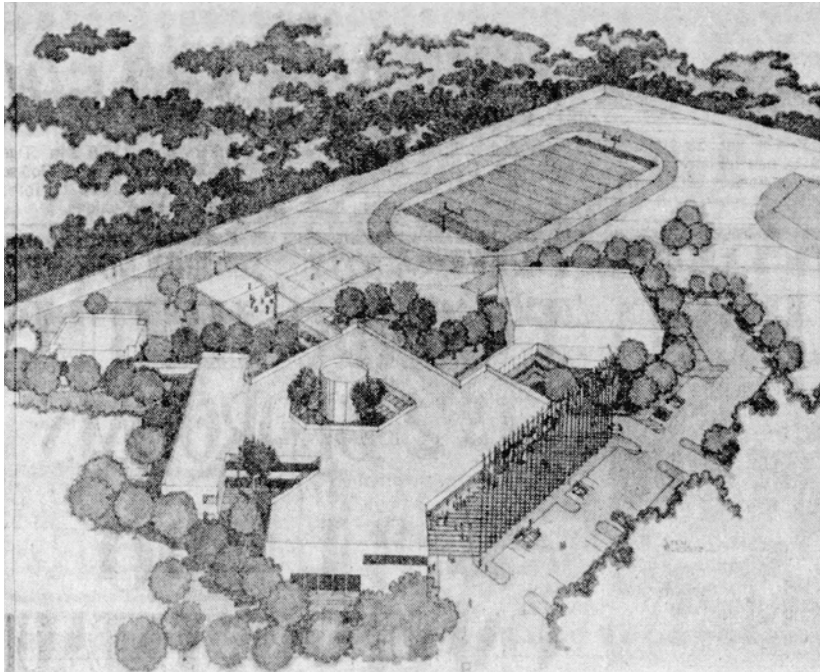
### East-West Corridor

The northmost corridor in postwar Southwest Dade was the **East-West Expressway** (contemporary **State Route 836**), completed in 1969 and replacing Flagler Street and the Tamiami Trail as the county’s most important east-west byway. Originally conceived in 1964 as the **Twentieth Street Tollway** to create a high-speed connection between the Midtown Interchange (near downtown) and the **Palmetto Bypass Expressway**, it was extended as far as the **Florida Turnpike Extension** in 1974, at which time it was renamed the **Dolphin Expressway** (following the success of the Miami Dolphins in Super Bowl championships in 1973 & 1974). At its east end, the expressway was extended in 1971 as **Interstate-395** to Miami Beach. Plans to extend the expressway westward to a proposed Everglades Jetport, and then to Naples, as **Interstate-75**, were scrapped over environmental concerns, and the interstate was eventually extended to South Florida via **Alligator Alley** instead. Despite the failure of I-75, SR 836 remains a suburban and regional connector.

### Miami International Airport (MIA)

As historian and author Antolin Garcia Carbonell has pointed out, Miami was a “cradle of aviation;” the development of airfields played an outsized role in the city’s early construction, and aviators like Glenn Curtiss played a dual role as town developers.<sup>24</sup> After World War II aviation played an even larger role, priming Miami for touristic,





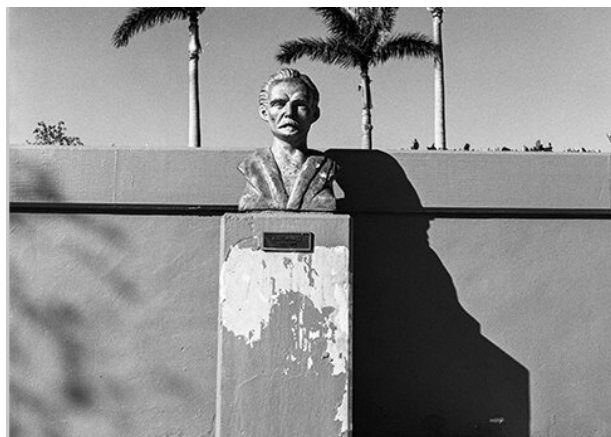
**Drawing of Belen Jesuit Intercultural Center (1980)**, Pancoast Albaisa Architects, from "New School" advertisement for Belen Jesuit Intercultural Center, *Miami Herald*, February 25, 1979



**Father Ernesto Garcia-Rubio, standing in front of the bell tower of Our Lady of Divine Providence (1975)**, *Miami Herald*, April 9, 1981



**Our Lady of Lourdes Academy (1963)**, miamiarch.org, date unknown



**Statue of José Martí bust at The Big Five Country Club**, "Legacy in Stone," Jorge Perez Photography, 2017



**The Big Five building, the locker rooms (1970)**, Miami-Dade County, 1971



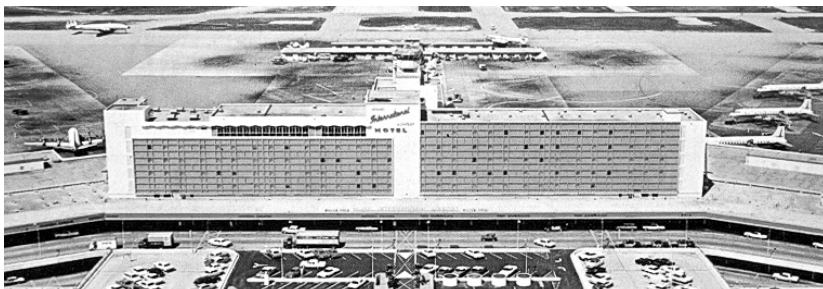
**Pan American's Overhaul Shops**, permission pending



**Advertisement for Pan American**, Collier's Magazine, December 20, 1941



**Miami International Airport (1945)**, Steward and Skinner Associates, Miami-Dade Aviation Department (1956)



**Postcard of Miami International Airport Hotel (1959)**, State Archives of Florida, Florida Memory



**Pan American**, permission pending



**National Airlines Nose Hangar (1959)**, source unknown, date unknown



**The "Taj Mahal"**, Pan American World Airways' Latin American Division Regional Headquarters, Miami International Airport (1962), Maurice Conell, State Archives of Florida, date unknown



business and eventually industrial development, and becoming an important artery into the city for new migrants. The development of a new international airport emerged as one of the city's primary objectives.

In 1945, the Florida legislature established the Dade County Port Authority to manage and modernize Miami's ports and airports; its first act was to consolidate commercial aviation at one location: Miami's Pan Am Field. This centrally-located airfield south of NW 36<sup>th</sup> Street was the most important facility in Dade County following the expansion of its infrastructure and transshipment facilities by the Army during WWII. Renamed **Miami International Airport (MIA)**, it became the focus of not only of rapidly increasing passenger traffic, but also of a growing trade hub and aviation maintenance center.

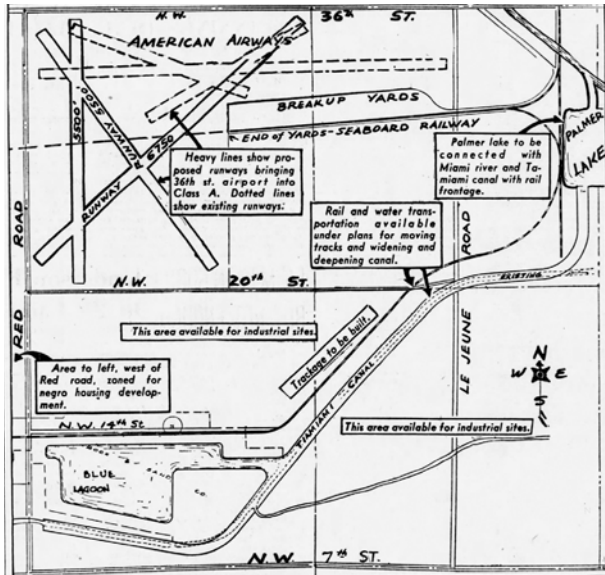
The need for a new terminal became apparent in the early 1950s, as aviation growth quickly exceeded the capacity of existing prewar facilities. When completed, the new **MIA Terminal** (1959), on the eastern flank of the field followed the relatively common two-level horseshoe-type arrangement, with finger terminals extending toward the airfield to increase docking space.<sup>25</sup> Designed by Steward and Skinner, it was conceived as a generic and understated facility for a working city in the age of jet travel – only its sea foam green exterior walls and a continuous wrapping canopy with a coral-hued fascia, communicated any local identity. The interiors were equally anonymous, more a waypoint for business travelers than a gateway to the Americas. Terrazzo floors and acoustical tile ceilings framed a well-lit environment of wood-grain Formica desks, wall-mounted clocks and backlit plexiglass signage.<sup>26</sup>

Perhaps the terminal's most prominent and novel feature was its hotel, a broad, six-story structure located directly over the center of the low-slung horseshoe. The **Miami International Airport Hotel** (1959) was the first of its kind in the U.S., its 270 soundproofed rooms equipped

with rooftop pool, viewing decks, as well as a restaurant and cocktail lounge that extended the drama of flying into the hotel's public spaces.<sup>27</sup> The hotel's broad facades spoke the languages of international modernism, articulated with folded-plate concrete canopies and an eggcrate of concrete fins that did more to dissimulate its tiny windows than as effective window shading. The unusual attachment of a hotel to an airport terminal prompted the *New York Times* to observe a diversification of hospitality in Dade County, away from established resort centers like Miami Beach and toward the new and scattered sites of international business. The hotel's most important role, however, was civil – providing a facility for a multiracial international traveling public in the Jim Crow South. As Carbonell has described, "by treating the hotel as an 'International House' college dormitory, where students of all races could live, city officials assured that these discriminatory laws did not apply."<sup>28</sup>

While not inspiring architecturally, MIA became one of the nation's most important centers in the movement of people and air cargo between North, Central, and South America, and a catalyst for hemispheric trade, tourism and eventually immigration – as the airlift of Cuban émigrés that began the year of its completion vividly demonstrated. In the ensuing years, the horseshoe arrangement proved a functional scaffold for decades of continuous and piecemeal growth, including new terminals, garages, mass transit, and other facilities that continuously modernized the complex.

Around the airport, the auxiliary headquarters and maintenance facilities of its onetime constituent airlines, including Pan-Am, Eastern Airlines, and National Airlines were clustered. These facilities, capitalizing on Miami's ideal conditions for aircraft maintenance and hub operations, constituted in themselves and industrial and business hub. Among the most architecturally notable were Steward and Skinner's Pan American Airways **Regional Headquarters for Latin America** (1962),



**New Miami Industrial Development Area Is Proposed**

Miami Industrial Development Area (current Blue Lagoon), from "New Miami Industrial Development Area Is Proposed", *Miami News*, March 1, 1942



**Sketch of Condominium for Commerce**  
... project to be built west of airport

Sketch of Dade Central Service Building (1972), Klements & Associates, from ad "Condominium Service Center Being Built," *Miami Herald*, October 15, 1972



Aerial photograph of expressway Industrial Park area (1972), from "Industry and Shops Planned in Park," *Miami Herald*, March 12, 1972



Sketch of expressway Industrial Park concept (1972), from "Industry and Shops Planned in Park," *Miami Herald*, March 12, 1972



**Palmetto International Center to Occupy 126.6 Acres Along Palmetto Expressway**  
... the proposed industrial park is west of Miami International Airport

Aerial photograph of Palmetto International Center (1973), Bell & Norfleet, from Eli Adams, "New Industrial Park to Cost \$50 Million," *Miami Herald*, August 30, 1973

Weed Russell Johnson's **National Airlines Headquarters** (1956) and **Nose Hangar** (1959, demolished), and Greenleaf/Telesca's late 1960s semi-circular hangar for National (current **Building 3095**), which could accommodate two 747s in the fully-enclosed jet maintenance space beneath a remarkable 212-foot cantilevered roof. The hangar project remains one of the most daring and innovative work of industrial architecture in Dade County.

### **Airportlandia: a Corporate and Industrial Complex**

Miami International Airport serves many roles in Miami, as a hub of pan-American travel, a gateway for tourists and immigrants, and as a bustling cargo/logistics center. This last role is manifest in the sprawling metropolis of corporate and industrial facilities extending west and southwest of MIA, a technical landscape threaded with rails, highways, viaducts, lakes and canals.

The logistics hub here was initiated during World War II with the construction in 1943 of the **Miami Air Depot Headquarters**, a complex of railroad sidings, warehouses, and shops. The logistics hub emerged as attractive location in the 1950s-60s with the business revolution of Miami's economy, as industrial development focused around rail corridors, road infrastructure and airfields. The completion of Miami International Airport in 1959 set the stage for the area's rapid expansion.

The expansion of the airport logistics hub mainly comprised zoned industrial and office parks. Such parks – located outside the city, fed by infrastructure, and providing modest facilities – met the needs of Miami's small business ecosystem. The **Sunshine State Industrial Park**, established along the Seaboard Air Line tracks in North Dade in 1957, had already demonstrated a progressive model for such facilities, mixing modern industrial plant, landscaping, and amenities into a planned and cohesive

environment.<sup>29</sup> Corporate offices followed industry to the suburbs, and into similar campus-like centers. One of the first and largest "office parks" in Dade County was the 120-acre **Koger Executive Center** (1971), located just west of the Palmetto Expressway and the airport. Also near the airport was the **Dade Central Service Building** (Klements & Associates, 1972), an unusual arrangement of multipurpose industrial, commercial, and professional condominium support buildings that eschewed the campus paradigm, and was organized around a central parking court.

By the 1970s, the area around Miami International Airport, based on its infrastructure and centrality within the county, was blossoming with new business development. Spurred by the extension of State Route 836 westward, millions of square feet of industrial plants were under development. Most industrial subdivisions, like residential subdivision, were laid out empirically around infrastructure and existing rockpit lakes, demonstrating little overall planning. Among the first to rise were Venusa Development Corp's **Expressway Industrial Park** (1972) and Bell & Norfleet's **Palmetto International Center** (1973), where warehouse and industrial facilities were organized around gridded streets and loop roads. **Finger Lakes Industrial Plaza** (1977-79), one of the most unusual, was built on five narrow finger-shaped peninsulas. Other parks here include **America's Gateway Park** (1979), **The Landing Industrial Park**, **Goya Industrial Park** (1980), **Lago Industrial** (1980), and **Airport Lake Industrial Park** (1981). Further north, the 2.5 million square foot **Westside Corporate Center** became the home of Ryder System, the Miami-based highway transportation and aviation service company.

Miami's centrally located logistics hub was particularly attractive to foreign firms. In 1976, the **Miami Free Trade Zone** (FTZ) was established here, allowing businesses within the zone to receive, warehouse, and re-export products duty-free. The 166-acre facility was the largest



such zone in the US, and only one operated by a private company.<sup>30</sup>

Architecturally, the industrial parks are mostly unremarkable, although they offer trenchant demonstrations of current stylistic motifs, and sometimes work as cohesive building groupings. The functional characteristics of low-slung, one-story warehouses were generally accessorized with modernist architectural features like projecting eyebrows, geometrically or curved window frames, deeply recessed window bays and mansards. What impressed contemporary observers most about these warehouses was their “Mr. Clean” image. In a 1980 *Miami Herald* feature, architect John Haynes described how the new breed of industrial park was easy to recognize: “graphics, landscaping, lighting, [and] a continuity of architectural feeling.”<sup>31</sup>

More than 20 million square feet of multi-story corporate centers were rising in Airportlandia too, seamlessly blended among the industrial parks. The growth of office space here might have been an outgrowth of the saturated market in Downtown and on Brickell, but more likely related to the growing need among American corporations for suburban office space, especially for back-office spaces. Here, also, office space could be combined with warehouse, medical and research facilities in one complex.

Among the first offices in the area were Planned Development Corp and David Blumberg’s **Airport Executive Towers 1 & 2** (1977, 1980), around Milam Dairy Road south of the airport, where precast concrete facades were used to articulate structural fins and deeply inset windows that shaded the facades. Prudential Life Insurance Company and Tishman Speyer’s **Airport Corporate Center** (1980), designed by Rentcher, Haynes, Spencer, Richards, featured a mix of plate glass-clad towers and low-rise “hybrid office showrooms,” the latter discarding the loading docks and incorporating broad glass walls. Michael Adler and Richard Zinn’s **Miami International Commerce Center** (1980) had low-rise commercial spaces arranged like

townhouses, comprising showroom/warehouse space on the ground floor and office lofts above. Among the largest were Armando Codina’s 205-acre **Beacon Center** (1987), which combined more than 30 buildings, and Edward J. DeBartolo’s nearly 5 million square foot **Miami International Corporate Park** (1985) between NW 97<sup>th</sup> and 107<sup>th</sup> Avenues, described by the *Miami Herald* as a small city, a mix of showroom and distribution space, and office space that alone exceeded by 50% all the square footage on Brickell Avenue.<sup>32</sup>

By the 1980s, the office airport around Miami’s airport was touted as the hottest office market in the U.S.<sup>33</sup> One of the largest business parks grew south of State Route 836, around the necklace of rockpit lakes – Red-shouldered Hawk Lake, Red-tailed Hawk Lake, Lake Joanne, Lake Mahar, and Maule Lake – known as the **Blue Lagoon**. These once remote rockpit lakes, formed by the excavations of the Seminole Rock and Sand Co., had been incorporated into the Tamiami Canal in the 1920s. By the 1940s, the triangle of infrastructure formed by navigable canals, rails and highway, inspired plans to transform the area into an industrial basin and maritime hurricane refuge. When industry initially failed to develop here, the area was used for sailing, motorboating and rowing, becoming home to the **Miami Rowing Club** (1974) and to the **Academia Cubana de Remos**, or Cuban Rowing Academy. The necklace of lakes was even re-envisioned as part of a postwar parks corridor, but the construction of 836 foreclosed this possibility.

The Blue Lagoon area was re-envisioned again in the late 1970s as **Waterford**, a master-planned corporate center developed by ICC Associates and Hogan Group, and conceived as a picturesque, upscale, waterfront rival to Brickell. The complex was organized around the curving profile of Blue Lagoon Drive, its main street, the south end of which was anchored by the **Hilton Miami Airport** (1983).

West of Blue Lagoon at NW 107<sup>th</sup> Avenue, a more mixed-use center was shaping up. Developed by



'Contemporary art deco' at Patios West (1983), Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, from "Florida Housing Designs Drawing More Attention," *Miami Herald*, July 31, 1983

Patios West... Es el patio de Miami... 7 calle y 110 avenida del Northwest a unos pasos del Miami International Mall.  
 Patios West... Magnificas residencias con entradas privadas de acogedores patios interiores, modernas cocinas completamente equipadas. Espaciosos apartamentos de 1, 2 y 3 dormitorios en diseños de 1 y 2 niveles.  
 Patios West... Nuestros precios comienzan en \$45,000, con entradas desde el 5% y cómodas mensualidades. Hacia tiempo que no se daban en Miami belleza y ubicación a tan bajos precios. Visitenos hoy mismo.



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 PRE-APERTURA

Sketch of Patios West (1983), Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, from ad for Patios West, *Miami Herald*, July 31, 1983



Patios West land plan clusters building off greenbelts.

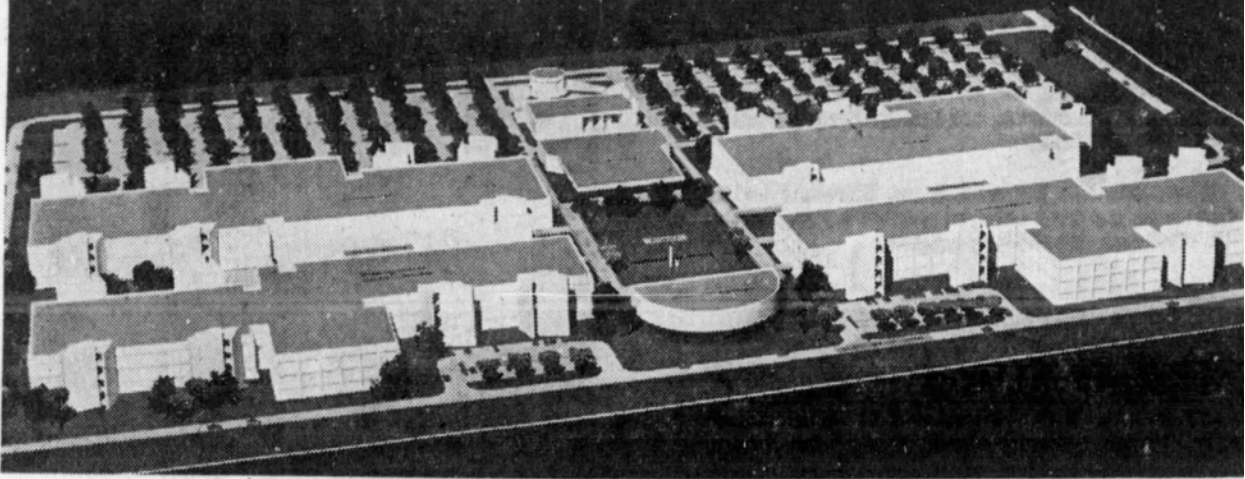
Land plan for Patios West (1983), from "Florida Housing Designs Drawing More Attention," *Miami Herald*, July 31, 1983

**Nos "Doblamos!"  
 ¡Y Usted Gana!**  
 Gran Apertura · Modelos Desde \$51,900.

**Westbrooke Homes At Tamiami Lakes**  
 De Un Exito Nace Otro Exito.

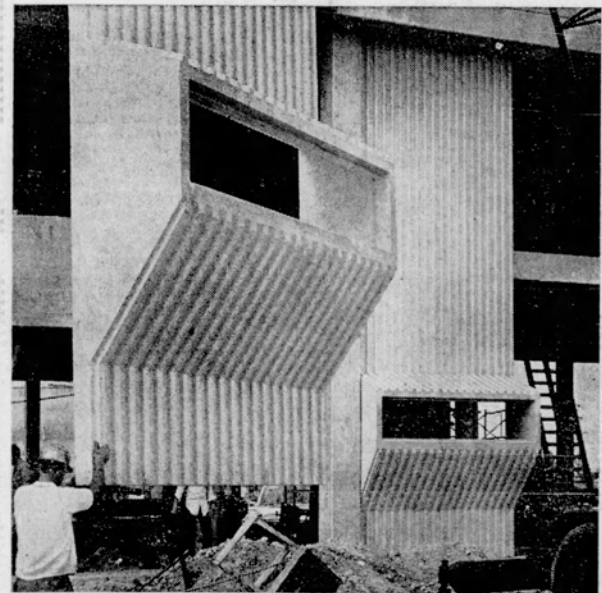
Model home at Tamiami Lakes (1977), from advertisement for Tamiami Lakes, *Miami Herald*, 1977





**Model Shows What New Medical Industrial ‘Campus’ Will Look Like**

Model of Carlos Albizu University (1980), Ferendino, Pancoast and Grafton, from Larry Birger, “Hospital Supply Company to Build \$8 Million Plant Here,” *Miami News*, July 23, 1969

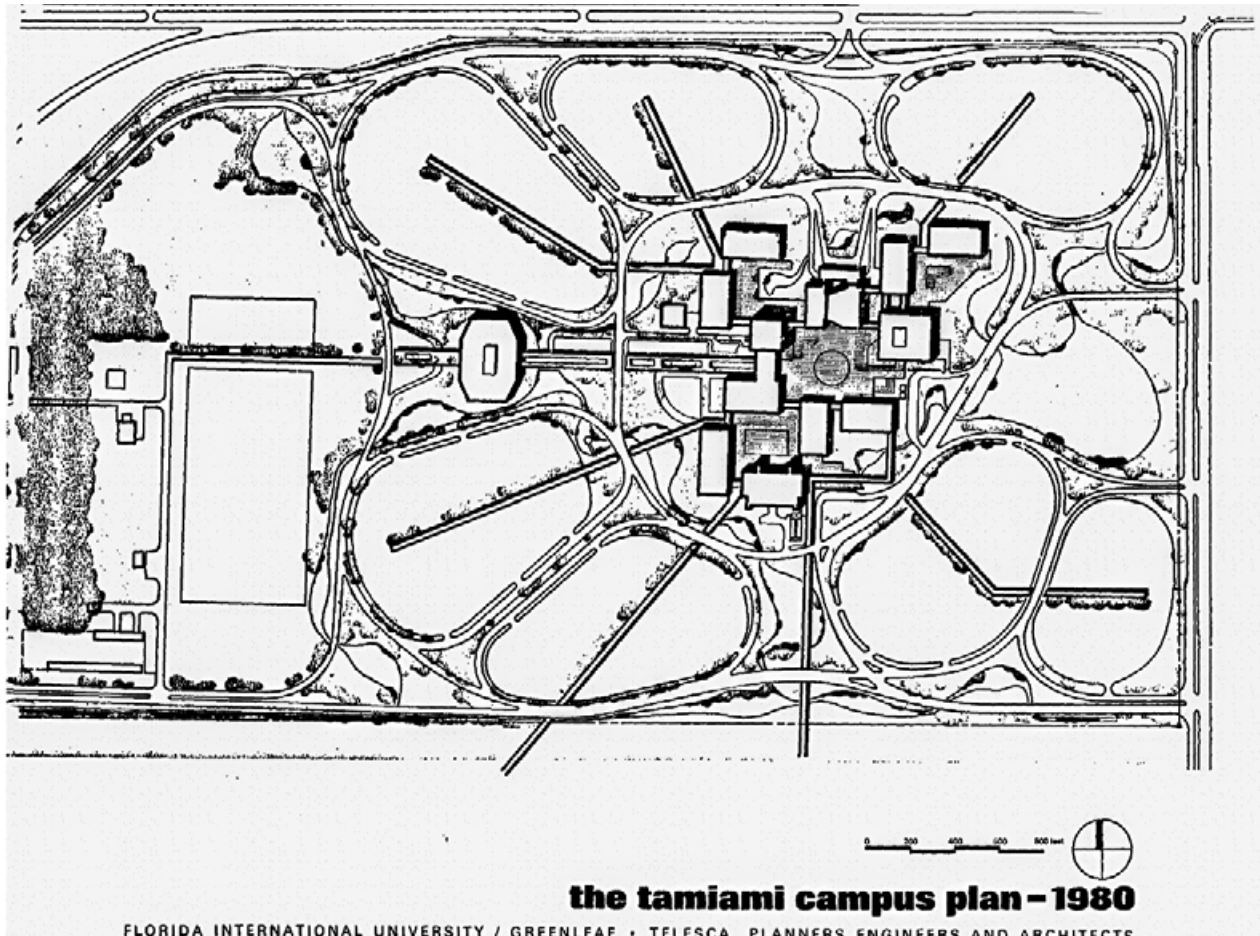


**Taking Shape**

American Hospital Supply Company’s new building at NW 97th Avenue and 25th Street is taking shape as workmen guide large pre-cast concrete hood panels into place. These wall panels, each measuring 29 feet in length by

9½ feet in width are manufactured by the Stresscon Division of Maule Industries, Inc. They are pre-stressed in gray concrete with rib design and sandblasted for a textured appearance. The building’s architects are Ferendino-Grafton-Pancoast. General contractor is M. R. Harrison Construction Corp.

Pre-cast construction at Carlos Albizu University (1980), Ferendino, Pancoast and Grafton, from “Taking Shape,” *Miami News*, March 29, 1970



**the tamiami campus plan - 1980**  
 FLORIDA INTERNATIONAL UNIVERSITY / GREENLEAF • TELESKA PLANNERS ENGINEERS AND ARCHITECTS  
 The Tamiami Campus Plan-1980/ Florida International University, Greenleaf, Telesca, c. 1970. From "FIU: The Birth of a University... And Plans for its Development," FIU and Greenleaf/Telesca Planners, Engineers, Architects, 1970. p. 97



**Rendering of Multi-Purpose Building at Florida International University (1972)**, Greenleaf, Telesca, HistoryMiami Museum, Miami News Collection, 1970



**The first day at Florida International University (1972)**, Greenleaf, Telesca, HistoryMiami Museum, *Miami News* Collection, September 20, 1972 photo by Charles Trainor



Lennar, Miami's largest local developer, it included the 300,000 square foot **Lennar Corporate Center** (1982), a four-story office complex of Class "A" office buildings offering giant 19,000 square foot floor plates and a "corporate climate" centered around multi-story interior atria with "tropical interscaping" (see the earlier but related **Lennar Executive Center** on Kendall Drive, below). The elegant modern buildings were surrounded by plenty of free parking, advertising "Best Access to X-ways, Minutes From Airport and Miami International Mall."<sup>34</sup> Around this corporate core, thousands of condominium projects were built, including Interland Corp.'s **Patios West**, and **Torremolinos West**. Both were advertised only in Spanish, reflecting demographic trends in this area of La Sagüesera. In a direct appeal to Latin buyers, Patios West, a patio-home complex, called itself "el patio de Miami." While Torremolinos emphasized its Colonial Spanish styling, Patios West emphasized a more contemporary image. According to its promotions, "el patio de mi casa es particular... es moderno y tropical y me da privacidad" (The patio of my house is private... it is modern and tropical and it gives me privacy)<sup>35</sup> Designed by Nelson Mallo, Jorge L. Estavanez and Jose Blanco of Urban Architects, the townhouse project included greenbelts.<sup>36</sup>

The airport corporate and industrial complex arose amid other large infrastructural, commercial, recreational, and educational amenities forming on the west end of the county. The extension of **State Route 836** helped stimulate the development of higher education here, including **Florida International University** (FIU) and **Carlos Albizu University** (see below). It also made this area the regional shopping nexus of **La Sagüesera**, with new malls like **Midway Mall** (1970, current Mall of the Americas), developed by Herbert Sadkin and Edward M. Strawgate as Miami's first enclosed shopping center, and named for its ambition to occupy the center of the county. Architects Donald Reiff and Mort Feldman created a one-story center that included a Woolco discount mart, a J.B. Hunter, a Richards department store, F.W. Woolworth 5 & 10, and 68 smaller establishments.<sup>37</sup> The idea of

a county-central mall had occurred periodically, including the much larger **Miami International Mall** (1981), with 5 anchor stores, and the even later Dolphin Mall (2000).

The conjunction of road infrastructure and the area's central location also drew the **Doral Country Club**, a major social and recreational amenity for the area. Stretching southwest, west and northwest of the airport, encompassing an area nearly 7 miles east to west and 5 miles north to south, and comprising as many as 16,000 acres (or 25 sq miles) of logistical, warehouse, industrial, office, commercial and even academic facilities (mostly focused on airborne and international trade), Airportlandia is a virtual city with the city.

### **Carlos Albizu University**

**Carlos Albizu University** (1980), the first U.S. university named in honor of an Hispanic educator, is located within the corporate and industrial complex behind MIA. The Albizu University campus is an adaptive use, occupying the corporate and industrial campus originally designed for the **American Hospital Supply Corporation** (1970), a maker of laboratory glass ware and biological agents for human diagnosis.<sup>38</sup> The complex was formed when AHSC, a beneficiary of massive increases in American healthcare spending after World War II, selected Miami as the location of its new corporate headquarters, industrial plant, and laboratories, citing the city's ability to attract engineering talent and reputation for clean industry.<sup>39</sup> The 76-acre corporate campus, designed to face NW 99<sup>th</sup> Avenue, was designed by Ferendino, Pancoast and Grafton, Miami's leading corporate and institutional design firm. Along its central axis were the administration building, cafeteria, and amphitheater, and a structure housing the complexes extensive water supply and sewerage facilities. The laboratories and production areas were distributed into four wings straddling the axis, and employed an unusual skin of 29' high prestressed and ribbed cast concrete panels with hooded windows. Only a portion of two wings, and

the support facilities, were developed, and form the core of the university.

Only 10 years after its completion, drawn by Miami's growing Hispanic population, an 18-acre section of the AHSC campus was transformed in 1980 into the **Miami Institute of Psychology**, the Miami extension of San Juan-based **Caribbean Center for Advanced Studies** (current Carlos Albizu University). Founded in 1966 as the **Instituto Psicológico de Puerto Rico** by Puerto Rican educator Carlos Albizu-Miranda (the first graduate programs in clinical psychology on the island), the institution was born of the fraught social conditions in Puerto Rico during its postwar industrialization, and noted for its focus on socio-culture sensitivity.<sup>40</sup> In 2000, the institute changed its name to Carlos Albizu University. Fortuitously, the campus design by Ferendino, Pancoast and Grafton, the coordinating architects of Dade County's public schools, the multiple campuses of Dade Junior College, and buildings at University of Miami and FIU, functions well as works well as an educational facility. A portion of the original laboratories, facing NW 99<sup>th</sup> Avenue and characterized by the detached and cranked stair towers, is also used as the **Doral Academy & K-8 Charter**.

### **Florida International University's Tamiami Campus**

**Florida International University (FIU)** was conceived in the mid-1960s as a new state university to serve Miami, but also as a multi-nodal "University of the Americas," whose initial campus was to be built in conjunction with the Interama fair on its campus in Miami's Northeast Corridor.<sup>41</sup> When Interama plans were delayed, the 342-acre Tamiami Campus, on the site of the former Kendall-Tamiami Airport, opened in 1972 as the university's inaugural campus.<sup>42</sup> While it dropped the notion of a pan-American institution, FIU is notable as the largest Hispanic-serving university in U.S.

FIU was intended to expand educational opportunities locally, part of the postwar national agenda of building a more democratic society through higher education. Like Dade Junior College, the other major state university system in Dade County, FIU deployed modern planning and the language of Brutalist modern architecture in seeking to convey public purpose. The initial master plan by Greenleaf & Telesca depicted the campus as a tight cluster of bold and sculptural concrete buildings organized around paved and landscaped courts, and connected by covered walkways and bridges. This pedestrian-oriented central academic park was surrounded by parking lots that fed commuting students into the central pedestrian area – a design inspired by the example of contemporary shopping centers, which were understood as progressive models of urban space.

The concrete architecture was designed to convey unity and civic purpose.<sup>43</sup> The first campus building, Greenleaf and Telesca's **Primera Casa** (1970), set the tone – a nearly windowless five-story structure clad with textured, precast concrete wall panels, and featuring exposed concrete structural elements braced by the powerful volumes of attached exterior stairways. A broad cascading stair linked the building to the plaza through a wide open-air portal. Above this portal was a striking and resonant piece of civic art, Miami sculptor Al Vrana's 100-foot long cor-ten steel sculpture *Las Cuatro Razas* (The Four Races), celebrating the cross-cultural and transnational ambitions of the university (and the city at large). Today, FIU is one of the largest American Universities, and the campus is a sprawling assemblage of academic buildings representing more than 50 years of development (see also FIU's Bay Vista Campus in Northeast Section).

### **Fontainebleau Park**

A landmark early development under Metro-Dade's first Cluster Zoning Ordinance, the





## 'The Other Choice' — That's Motto at University Lakes

The motto at University Lakes is "The Other Choice," a motto that really means something.

Actually, "The Other Choice" expresses more of a philosophy than a selling point. It is based on University Lakes developer John Courteille's experience as a builder of conventional homes in the South Florida area.

COURTEILLE, who has built hundreds of dwellings, came right down the highway from University Lakes in Tamar Park, came to discover one of the facts of modern-day construction — it costs too much.

The developer faced up on the fact that the cost of land and the cost of labor in South Florida, particularly, was making the conventional home right out of the market. People of modest incomes were being deprived of the right to live in a comfortable dwelling among good surroundings.

The answer, Courteille decided, was the factory-made home, the functional, modernly appointed

home you see at University Lakes. Try to duplicate the comfort and accommodations you find in these homes in a conventional dwelling and you run up against some staggering economic facts. Accepting the situation such a home in a community that's as well-regulated as University Lakes and you will find yourself at another dead-end, Courteille believes.

A MOBILE HOME is a well-designed and planned community setting such as University Lakes is "The Other Choice" that inspired the University Lakes design.

You can choose a University Lakes home in a development that is being planned like a residential community, based on Courteille's experience as a developer of such communities, or you can get out on the struggle to find and pay for really conventional housing.

That's why University Lakes is "The Other Choice."



A Ready Service for Visitors

## A Mobile Home for Every Requirement



FROM TOP LEFT, clockwise, the Lake double-wide model features 3 bedrooms, 2 bathrooms, fireplace, kitchen, and living room. Other models have 2 bedrooms, many other features.

Mobile homes at University Lakes (1971), from "The Other Choice' - That's Motto at University Lakes," *Miami Herald*, March 26, 1972

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- \*\*\*
- Utilities Underground
- All metered direct
- 4 miles west of Palmetto By-Pass
- 2nd Park on Right

**PURCHASE YOUR MOBILE HOME TODAY AND MOVE IN BY XMAS**

Mobile homes for sale at Li'l Abner Mobile Home Park (1968), from advertisement for Li'l Abner, *Miami Herald*, December 15, 1968



## On Waterfront

Mobile home owners at the new University Lakes Park in West Dade will have all the advantages of waterfront living when this clubhouse building is completed on the community's "recreation island." The building, with its cantilevered sundeck and fishing pier will contain locker room and boating facilities. A second building will have card rooms, meeting rooms and kitchen facilities. Linking the two buildings will be adult and children's swimming pools, shuffleboard courts and picnic areas. The community is on the Tamiami Trail at SW 127th Avenue.

Clubhouse building at University Lakes (1971), from "On Waterfront," *Miami Herald*, December 13, 1970



**Pinewoods at Fontainebleau Park (1970)**, from "Pinewoods Puts Condominium Ownership Within Easy Reach" ad, *Miami Herald*, February 24, 1974



**Fernwoods at Fontainebleau Park (1970)**, from "Fernwoods Invites Adults Only" ad, *Miami Herald*, February 24, 1974



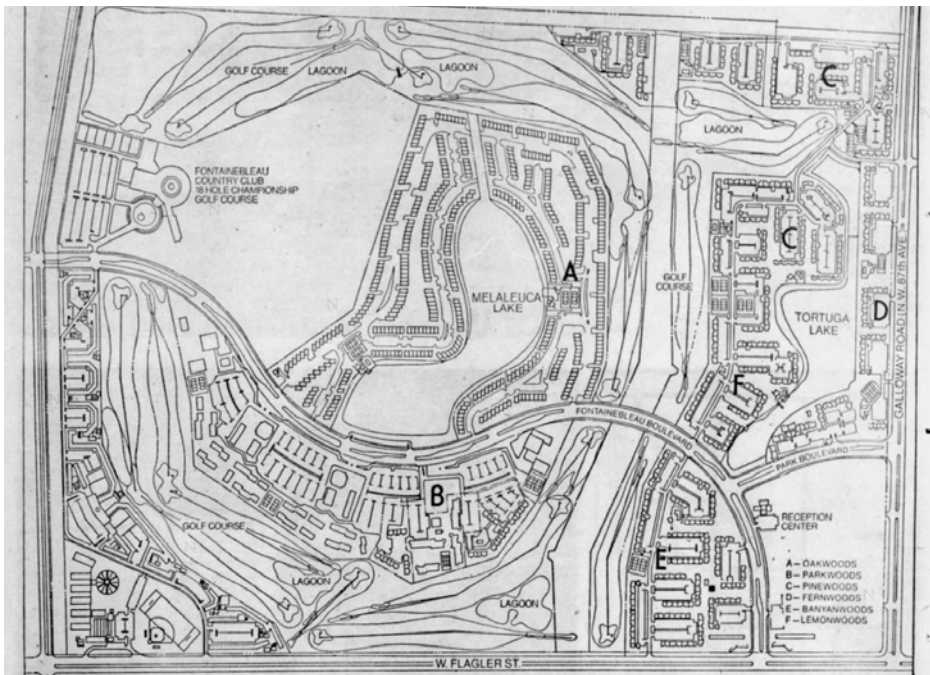
**Parkwoods at Fontainebleau Park (1970)**, from "Three Ways to Look at the Parkwoods" ad, *Miami Herald*, February 29, 1974



**Oakwoods at Fontainebleau Park (1970)**, from "The Townhouse Story" ad, *Miami Herald*, February 24, 1974



**E.W.F. Stirrup Elementary (1976)**, Miami-Dade County, 1988



**Fontainebleau Park Masterplan (1970)**, Victor Gruen, from "The Communities at a Glance" advertisement, *Miami Herald*, February 24, 1974



community of **Fontainebleau Park** (1970) rose west of Miami between Flagler Street and the recently completed East-West Expressway (current State Route 836). Initially advertised as a “New Town” with a country club environment (emulating the success of Miami Lakes in North Dade), Fontainebleau was developed by Trafalgar Developers (a subsidiary of General Electric Credit Corp.) and Prudential Life Insurance Company, according to a master plan by the influential mid-century planner Victor Gruen.<sup>44</sup> It comprised two square-mile land sections, each a compact settlement with a lake at its heart, surrounded and wrapped by the “greenbelts” of championship golf courses. The compact, almost medieval amoeboid urban form of these settlements (recalling perhaps the core of Gruen’s native Vienna), each comprising clusters of housing, offered a strong contrast with Dade County’s surrounding gridirons. Fontainebleau Boulevard, a broad and winding tree-lined “collector road” that served to distribute traffic from the community’s local streets, joined Fontainebleau’s two sections and formed the spine of the community.

Consistent with the ideals of cluster planning, Fontainebleau’s 21 distinct residential villages, each with its own park, comprised a range of housing options, including mid-rise apartments, garden apartments, townhouses, patio apartments, clustered village homes and garden homes, along with schools, religious buildings, and some retail areas. The overall complex was mainly orchestrated by Cuban émigré architects like Pelayo Fraga, Jorge Khuly, and others with a congruous menu of austere modernist and California-style architectural treatments.

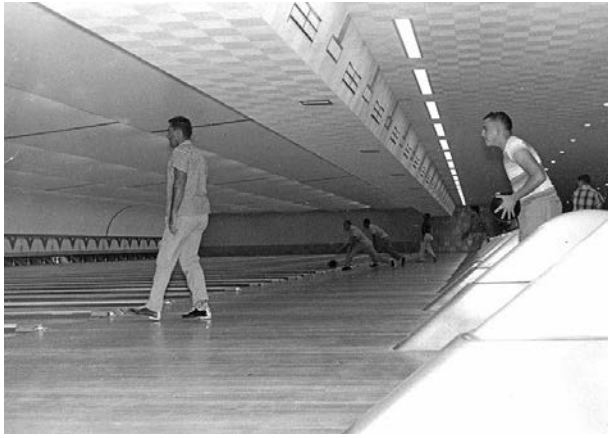
The planned 600-room **Fontainebleau Hotel and Country Club**, conceived by Ben Novack of the eponymous Miami Beach “megahotel” as a competitor to the Doral Beach and Golf Club, and as the community’s central amenity never materialized; instead, the complex quickly evolved into a socially and racially mixed blue-collar utopia, attracting a younger generation of

Cubans and later Nicaraguan immigrants looking for alternatives to the single family home. The *Miami Herald’s* Norma Orovitz found there a “modern-day Levittown,” albeit a high-density one. “There is a Disney World...a monotonous blur of vanilla concrete punctuated by shots of brown wood (California Style) and barrel-tile roofs... there is something to be said for a neat, clean, manicured, condominium-maintained, integrated, make-believe town.”<sup>45</sup> Fontainebleau captures well the intersection of emergent 1970s-era cluster housing and demographic change at the heart of the La Sagüesera.

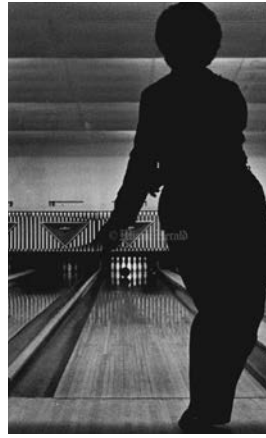
New schools serving the Fontainebleau community demonstrate changing educational architectural, and cultural influences. **E.W.F. Stirrup Elementary School** (1976), named after Ebenezer Woodberry Franklin Stirrup, the Bahamian-born pioneer builder and developer of homes in Coconut Grove, employs a unique checker board organization of classroom blocks and courtyards surrounded by exterior open-air galleries. Next door, **Rubén Darío Middle School** (1989), named for the Nicaraguan Poet and reflecting the demographic transition underway in Fontainebleau and Sweetwater in the 1980s, was consistent with the more compact and windowless schools developed by the School Board in the 1980s. Also in this area were the **Airpark Plaza Shopping Center** (1971), and especially **Our Lady of Divine Providence**, the parish church that also encompassed the cultural change taking place here at the northern edge of La Sagüesera.

### **Sweetwater “on the edge”**

The transformation of Sweetwater, once a dusty, zoning and tax-free outpost on the county’s western edge known for its bars, into its current suburban character, came with the expansion of Miami westward and then later the development directly south of Florida International University.<sup>46</sup>



Bird Bowl lanes (1956), Bird Bowl Vintage Photo Archive, date unknown



Bird Bowl mixed league (1956), Miami Herald, July 12, 1981



Bird Bowl entrance (1956), International Bowling Museum Hall of Fame Collection, 1950s

Wishes To Congratulate The Developers and Merchants  
— of —



**T. S. BOOKBINDER**  
Vice President  
Concord Shopping Center, Inc.



**MAC STEIN**  
Principal Contractor  
General Contractors  
Concord Shopping Center

# CONCORD SHOPPING CENTER

**BIRD ROAD and S.W. 114th AVENUE**



Aerial photograph of Concord Shopping Center (1962-63), from ad for Concord Shopping Center, Miami Herald, November 15, 1962

**OPENS TODAY 4 P.M.**

# BIRD BOWL





**9275 BIRD ROAD**  
JUST WEST OF TROPICAL PARK

## 40 LANES

ALL EQUIPPED WITH A.M.F. "PIN SPOTTERS"

FREE PARKING FOR 450 AUTOS



1. The finest and most complete list of bowling equipment in the South.
2. 4000 bowls to take the heaviest bowling ball from 12 to 16 lbs. (12 lbs. 100¢, 14 lbs. 1.25, 16 lbs. 1.50).
3. All pins, 15¢ each for your outfit.
4. Balls plus bowling shoes for an outfit of equal quality, also better than most bowling shoes available for your outfit. (See separate circular for our bowling shoes.)
5. The Bird Bowl Bowling and Pin Spotting.
6. Special arrangements made for our General Contractor, Earl Steiner's Book, Supply and Stationery Department.
7. The finest and most complete equipment available in the South.
8. The Bird Bowl Bowling and Pin Spotting.
9. Bowling ball, bowling shoes, bowling ball, bowling shoes.
10. Bowling ball, bowling shoes, bowling ball, bowling shoes.
11. A complete bowling program that will delight the entire team.
12. A complete bowling program that will delight the entire team.
13. A complete bowling program that will delight the entire team.
14. A complete bowling program that will delight the entire team.
15. The Bird Bowl Bowling and Pin Spotting.

**OPEN 24 HOURS DAILY**

**THE BIRD BOWL RESTAURANT AND LOUNGE**

offer the finest at modest prices. We will cater to your parties and group affairs. The coffee shop and dining room have seating arranged for 200 people. Our on-the-premises baking facilities will please you. **FULL COURSE DINNERS START AT \$1.25.**

**RESTAURANT OPEN ROUND THE CLOCK—24 HOURS DAILY**

**ARKIN CONSTRUCTION CO.**  
GENERAL CONTRACTORS

Bird Bowl opening (1956), from ad for Bird Bowl, Miami Herald, September 21, 1956





Little Shaver (1968), 11165 SW 40th St, Miami-Dade County, 1969



Burger Bar (1967), 8747 SW 40th St, Miami-Dade County, undated



The Copa (1964), 7895 Bird Rd, Miami-Dade County, undated

In 1959, the town comprised three bars and a Baptist church, clustered around 109<sup>th</sup> Avenue, which crossed the Tamiami Canal via a wooden bridge (currently a county historic resource). That year, a Dade County Grand Jury recommended the town be abolished, finding it existed only for the purpose of permitting liquor licenses and collecting motor vehicle inspection fees.<sup>47</sup>

However, the area filled in quickly. Sweetwater Groves, the eastern part of the town, was developed in the 1960s with single-family houses, and following the construction of FIU new apartment buildings clustered around 109<sup>th</sup> Avenue (the axis connecting across a bridge to the campus) as well. The **Li'l Abner Mobile Home Park** (1968) at the north end of Sweetwater Groves represented a third housing option.<sup>48</sup> Founded by Abner Wolf, a Detroit food merchant, and named after the long-running comic strip by Al Capp (featuring a “fictional clan of hillbillies”), Li'l Abner was among those few trailer parks mimicking the best qualities of suburban planning, and advancing a more complete conception of the trailer park as community (See also Trailer City in Northeast Corridor section). Believing community could play a role in reversing the dispersal of the family and emphasizing nuclear family life, Wolf conceived Li'l Abner as a family-oriented development, and included a modern nursery school (Pioneer Corral), after-care facilities for kids in public school, and ten acres of recreational park space. The 100-acre spread also included space for trailer 600 units (Wolf offered 19 mobile home options), and a 63-unit apartment building.<sup>49</sup> Li'l Abner was followed by Alec Courtelis's **University Lakes** (1971), a “luxury mobile home community” offering space for 1,200 trailers on the south side of the Tamiami Trail. Planned by John Simmonds with landscape architect Sanford Sevel, it included a community recreational island with “island-style” pavilions (designed by William Arthur) for civic use, and a dozen pocket parks of differing character around a series of lakes.<sup>50</sup>

## **Bird Road Corridor**

The Bird Road Corridor encompassed in this study area is a mostly commercial strip developed between the early 1950s-70s. Developed quickly at mid-century, it represents well the commercial architecture of the 1950s-60s, the period when most of the surrounding housing was built. A landmark in this group, among the earliest centers rising here, was Nat Sokolow and Bob White's **Bird Bowl** (1956), the full-scale entertainment complex serving Southwest Dade designed around the explosive popularity of bowling in the 1950s (considered by many the golden age of bowling). National interest in bowling exploded as new equipment, like American Machine and Foundry's automatic pinsetter machines, invisible ball return and automatic pin spotters, came online.<sup>51</sup> More importantly, bowling alleys responded to the need for suburban entertainment by creating places for both family entertainment and clubs or league gatherings. Notably, they were also early integrators; in the 1950s, bowling clubs and tournaments were among the first sporting facilities opened to African Americans and other minorities.<sup>52</sup> Bird Bowl, when completed, comprised 40 state-of-the-art lanes amidst a column-free layout, promoting “every known device to enhance your enjoyment in the kegling game.”<sup>53</sup> The fully air-conditioned and carpeted concourse also featured novelties like meeting rooms, a restaurant and lounge, a roller rink, and a children's nursery. Impressive in its modernity and immensity, it was considered the largest and finest in the south (see also Tropical Lanes and Cloverleaf Lanes in Northwest Dade section).

Much of Bird Road in this area amounts to various types shopping centers. Robert Bookbinder and Alex Fisher's **Concord Shopping Center** (1962-63), a 23-acre “shopping city,” was initially the most important of these. The Concord occupied the site designated for the much touted but never-built Westwood Lakes Shopping Center at 112<sup>th</sup> Avenue and Bird, a key element of Westwood's self-promotion



(by the Mackle Company) as a “complete city.” While Mackle’s Westwood ads of the 1950s illustrated a full-scale regional shopping center designed around a central pedestrian concourse, The Concord evolved instead as a hybrid strip center organized around a parking lot surrounded by a butterfly roof canopy. It comprised major chains, like a Grand Union supermarket, an F.W. Woolworth, and a Liggetts drugstore, as well as **The Concord Theater** (1963). An arcade-style professional building, a popular feature typical of many outdoor shopping centers in Miami, was added soon after completion. The center’s design, by Don Reiff (who also designed the **Westchester Shopping Center** on Coral Way in 1959, evolved from an initial U-shaped complex of discrete but interconnected retail buildings, toward an L-shaped strip center with a coordinated arcaded front.

Freestanding restaurants and retail establishments, most modest but a few of the type of eye-popping genre popularly considered “Googie,” were interspersed among the shopping strips. One of the first, and most popular, was the Tropicaire Drive-In (1949), opposite Tropical Race Track. The spirit of mid-century experimentalism and structural provocation is evident in the Little Shaver’s Day Care Center at 112<sup>th</sup> Avenue, which featured ferro-cement concrete structures with domed and conical roofs (1968), in the hexagonal **Milk Maid Dairy Store** (1961) that is topped by folded plate concrete roofs at 94<sup>th</sup> Avenue, and the gull-winged **Farm Store** at 107<sup>th</sup> Avenue. The Farm Store, one of more than 100 drive-thru outlets of fresh dairy started in 1958 in Dade County, once served as markers of convenience along Miami arterials. The Farm Store’s reductive design by architect Lloyd Frank Vann featured a concrete butterfly roof that cantilevered over the drive lanes on either side, supported on brick piers and sheltering the glass walls of the retail area. The shop-from-your-car retail outlet gave motorists a quick way to stock up, dressed in “Any attire, from a tuxedo to a bikini.”<sup>54</sup> Further east, **Frankie’s Pizza**, one of Miami’s oldest and best known pizzerias, opened its 1957 at 91<sup>st</sup>

Avenue, and the tall gabled roof at 89<sup>th</sup> Avenue was an **L & L Hawaiian Barbecue** (1967), one of a successful chain of drive-in restaurants with a reputation for “serving fresh plate lunches throughout the Hawaiian islands,” a popular mid-century specialty.<sup>55</sup> Nestled among the strip shopping centers and honky-tonk retail establishment, was the more sober **Coral Gables Federal Building** (1964) at 96<sup>th</sup> Avenue, a drum-shaped banking lobby surrounded by an elegant wrapping collonade.

The completion of the Florida Turnpike Extension in 1973 spurred a second surge of shopping strip development in the 1970s, including **Westbird Center** (1977). The mall, comprising specialty shops, a supermarket and drug store, was described as “handsomely Californian with its entire façade trimmed with redwood strips,” and was equipped with a redwood gazebo, “inviting shoppers to sit and rest their weary feet, [among] ample greenery and piped-in music...”<sup>56</sup> Westbird also anchored new cluster housing development, like the California-style patio homes at **Hacienda Estates** (1977).

Notably, the Bird Road corridor appears to have become a center for Asian migrants sometime in the 1970s-80s, and Bird Road host to specialty shops and a supermarket, Lucky Oriental Mart, at SW 84<sup>th</sup> Avenue. The **Tropical Chinese Restaurant** opened here in 1984, and remains a popular destination. More research is needed to explore this theme further.

### Mid-century Neighborhoods

The postwar development of the Bird Road Corridor as a commercial artery proceeded from the growth of surrounding suburban residential areas. That growth started with the filling in of prewar subdivisions like **Olympic Heights**, **Olympia Gardens**, and **Bird Road Highlands**, where development was cut short by the 1926 hurricane and the Great Depression. By the 1950s, new subdivisions began to push into the

**NO DOWN PAYMENT  
TO VETERANS**

**Veterans Earning '35  
or more weekly are eligible**

**2 Bedroom CBS Homes**

**PRICE \$4950<sup>00</sup>**

THE MACKLE COMPANY BIRD, SW 107, 1952

- Furred and Plastered Walls
- Kabier Pumping Fixtures
- Factory Made Kitchen Cabinets
- Steel Casement Windows



- Inlaid Door
- 7' x 12' Leds
- Adjacent To School
- Stairs
- Kitchen Equipment Optional
- County Taxes

**MODEL HOME LOCATED AT BIRD ROAD AND 97th AVE.**  
(OPENED BY HELMETS)

**CLOSING COSTS TO BE PAID  
BEFORE HOME IS OCCUPIED**

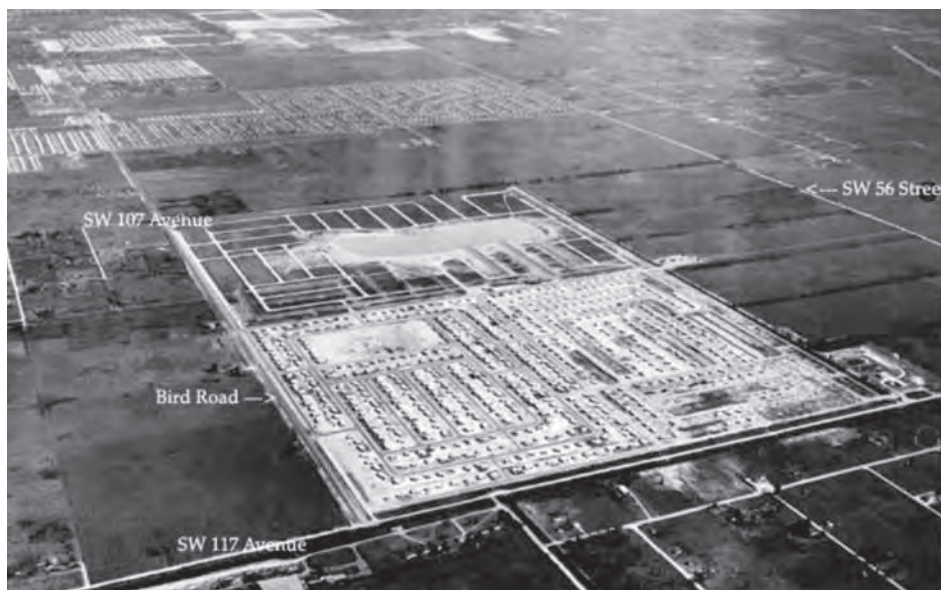
Monthly Payments Of **\$29<sup>44</sup>** Includes Taxes, Insurance, Principal and Interest

**10 ACRE PLAYGROUND  
PROVIDED IN SUBDIVISION**

**THE MACKLE CO., INC.**

2818 CORAL WAY      PHONE 48-4476      MIAMI FLORIDA

Model home in Tropical Estates (1951) Levitt & Sons, from advertisement for Tropical Estates, The Mackle Company, 1952



Aerial photo of Westwood Lakes (1953), Levitt & Sons, Sunbird Photos by Don Boyd, 1957

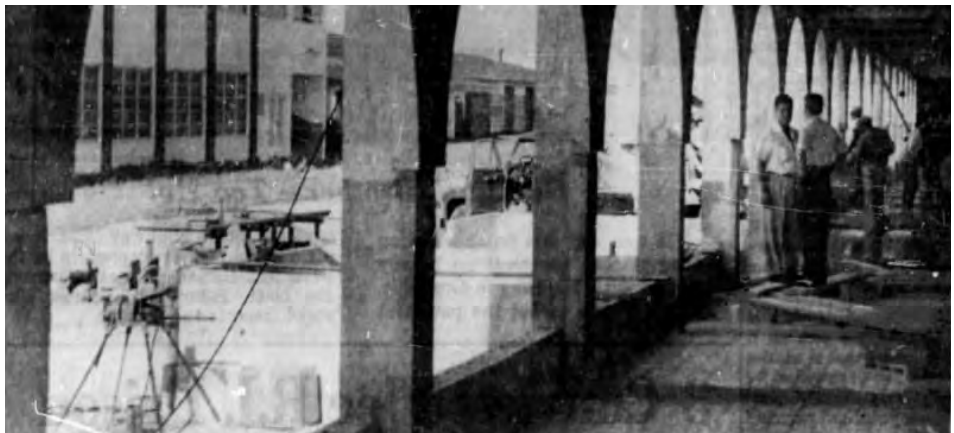




**Emerson Elementary School (1955)**, 8001 SW 36th St, Miami-Dade County, 1955



**Royal Palm Elementary (1956)**, 4200 SW 112th Ct, Miami-Dade County, 1957



**St. John Vianney Seminary and Chapel (1967)**, Alfred D. Reid, from "Seminary on Way," *Miami News*, August 1, 1959

# At last, Tropical is a park



It cost almost \$20 million to turn the unused, decaying thoroughbred race track . . .

## Former track opens with 'something for everyone'

### 275 acres of family fun

One of Tropical Park's greatest assets is that it tries to offer something for everyone. Park manager Pete Dingler says that the purpose of the park's facilities is to provide some form of entertainment for every member of the family — not only sports enthusiasts.

Here's a quick look at what the 275-acre park has to offer:

- ✓ Football and soccer stadium with a 400-meter all-weather track
- ✓ Three lakes for fishing, boating, sailing and swimming
- ✓ Equestrian center
- ✓ 12 tennis courts
- ✓ 8 racquetball and handball courts
- ✓ 4 baseball fields
- ✓ 2 softball fields
- ✓ 4 basketball courts
- ✓ Boxing center
- ✓ 13 picnic pavilions
- ✓ A seven-mile vits course and jogging path.
- ✓ A three-mile bicycle path.
- ✓ Kids' playground.

For information concerning the park, call 226-8315.



. . . into Dade County's showpiece park, which has its official grand opening next Wednesday, July 4

LEO SUAREZ  
Miami News Reporter

It was 1929. That year the bottom fell out from under the stock market. Tropical Park opened as a greyhound track and tall, stony Australian plans adorned the area of SW 40th Street and 78th Avenue.

Local residents complained about the dirt roads and ditches that were part of the wilderness the park was located in, but despite the inconveniences, crowds of people traveled two-lane Bird Road to get to the park.

Fifty years later, some local residents still complain about the ditches and dirt roads surrounding the park, but it won't be long before many of them will be admiring Tropical like they did in the '30's, when the park was converted into a thoroughbred track.

Recently, the ditches and dirt roads were part of the construction which has turned the 275-acre park into one of the most modern and diversified in South Florida. The Tropical Park management expects a big boom — of families rushing to the park and its fireworks — when it opens July 4.

The park will open at 10 a.m. with a kid's fishing contest and will close with fireworks at 9 p.m. and a "street dancer" at 10 p.m. Numerous other activities have been scheduled throughout the day.

"We're planning on having just one big show with something for everyone," said Pete Dingler, the park's manager.

The park offers "a little of everything," according to Dingler. It's intended for a family.

See TROPICAL, 4PS

Tropical Park opening (1979), Post, Buckley, Schuh and Jernigan, from Leo Suarez, "At last, Tropical is a Park," Miami News, December 27, 1979



## A Real Tropical Park Opens With a Ka-Boom

By BEA L. HINES  
Miami News Writer

The Dec. 26, 1931 newspaper ad announced the opening: Tropical Park. . . Everything the name implies. . . The glamour of Old Spain brought to you in Florida: a beautiful, picturesque clubhouse, homelike and comfortable in the afternoon sun of the Southland. . . The last word in track construction.

In those days, women wore their hair bobbed and waved. And skirts were mid-calf and clingy. But on that bright, warm winter afternoon, Louise Barnes wore a long-waisted, sleeveless dress that "hit me just above the knees."

"It was a beige, pleated number — with a hem-stitched front," she remembers. "I can still

Tropical was special. The country's newest playground had survived The Depression and the killer hurricane of 1935.

The economy was picking up. The Herald put out a special invitation edition that year, writing tourists to "come on down."

"I USED TO scan the track every morning in my way to work," says A. D. (Ding) Barnes. "I had just been hired to organize the Roadside Beautification Program, and our office was just south of Bird Road."

"It was all woods out there — a few homes — but mostly woods. And it seemed like the construction period would go on forever. Thought they would never stop building until the day used for the track's official. But there were many to

Tropical Park opening (1979), Post, Buckley, Schuh and Jernigan, from Bea L. Hines, "A Real Tropical Park Opens With a Ka-Boom," Miami Herald, July 4, 1979



once-agricultural lowland prairie as far west as Snapper Creek. With the GI market (both World War II and later Korean War) in mind, small subdivisions began to fill the area around the corridor, including **El Dorado Plains** (1946), **Breezy Acres** (1947), **Ascot Park** (1953), **Rich Heights** (1953), and **Tropical Highlands** (1953-54). Later mid-century subdivisions like **Lakeview Manors** (1955), **Fairlawn Estates** (1955), **Gottlieb Sub** (1956), **Lee Manor** (1958), **Heftler Homes** (1958), **Miller Heights Estates** (1959), and **Camner Terrace** (1959), offered larger and more amenitized single-family homes.

The subdivisions here, especially those developed by the Mackle Company (Miami's largest homebuilder in the 1950s), were some of the biggest in Dade County at the time. As the Mackle family would later recall, it was a gamble for them to move into lands so far out you could not see the Dade County Courthouse or the Biltmore Tower.<sup>57</sup> It was also a risk to develop floodable lands, a process that required the dredging of two 30-foot deep lakes comprising 62 acres, and a mile of canals connected to the Snapper Creek Canal, providing the necessary fill to raise the land. To develop at scale, the 1,100-home **Tropical Estates** (1951) and 3,500-home **Westwood Lakes** (1953) subdivisions were the first local demonstration of the type high-volume housing production made famous by Levitt & Sons at Levittown, New York in the late 1940s. Similarly, the Mackle Company experimented, and publicized, mass-production techniques that were "were carried forward and refined in later projects," transforming Mackle into Florida's largest "volume home builder," renamed the General Development Corporation of Miami (GDC) in 1954.<sup>58</sup>

Westwood Lakes, the larger of the two Mackle subdivisions here, became one of Dade County's most representative postwar communities. *Miami News* writer Dick Holland described it in 1980 as a microcosm of Dade's urban postwar sprawl, upward mobility, and demographic transformation. "The homes of Westwood Lakes wind around the

lakes and a network of canals, with the houses row-on-row. The courts and terraces and drives often halt abruptly... A visitor can easily get lost at night..."<sup>59</sup> It was originally populated by a mix of GIs, Pan Am employees, Homestead Air Force Base personnel, and out-of-state Southerners, but by the 1970s the inhabitants were increasingly Latin immigrants. By 1980, the area was almost entirely Latin, and Holland found physical an interesting complexity developing there. "The houses, all quite similar when first built, have taken on individual faces with age. Some are much expanded, imaginatively remodeled, lovingly kept up."<sup>60</sup>

Like the communities themselves, the public schools built to support the Bird Road Corridor show a remarkable commonality of modernist approach representative of Dade County's 1950s approach to the architecture of public education. **Olympia Heights Elementary** (1948), perhaps the earliest in this area, had an egg-crate type two-story façade designed to permit maximum windows while also shading the classrooms. By the 1950s, the efficient and modernist tone set by the schools modernization program of James Garland, Dade County's Director of School House Planning (see also South Dade Corridor), was especially evident in the planning approach of the schools, organized as a repeating series of low-slung rectangular fingers capturing intervening courtyards, gardens, and outdoor instruction areas. The facades featured concrete building frames infilled with panelized aluminum window and louver systems, designed to optimize cross ventilation. The type was repeated throughout the area: in Tropical Estates, **Tropical Elementary** (1958) and **Riviera Middle School** (1958); in Westwood Lakes, **Royal Palm Elementary** (1956) and **Westwood Lake Elementary** (1957, current Cypress K-8); in Olympia Heights, **New Tropical Elementary** (1958, current Blue Lakes Elementary School) and **Southwest Miami Senior High School** (1957); in the Olympic Heights area, **Emerson Elementary School** (1955), **Banyan Elementary** (1957) and **Rockway Middle School** (1959); further north

# Zoning ...

## What's the Pattern On N. Kendall Dr. In Next Few Years?

By Fred E. Fogarty  
Herald Staff Editor

THE MECHANICS just work involved in zoning a parcel of land have become a highly complex, often costly and sometimes mysterious function in Dade County and its several dozen municipalities.

With the exception of Golden Beach and Bay Harbor Islands, where the word "zoning" with city officials who step back, most of the town's residents have taken a pretty bad battering in the past few months.

Most single-family neighborhoods have been turned into strips of gasoline stations and hot-dog stands. And unless the opposition can muster a viable zoning petition, zoning applications very often are being approved despite the fact the end result may be another SW 75th Ave. or a new 75th St.

After decades of haphazard zoning and planning decisions, Miami zoning officials have been given a chance to offer a system example of good zoning.

North Kendall Dr. is a classic step of rezoning that is probably zoning somewhat, in city a couple of years old. It could be a showcase of good planning and zoning.

**Spot Zoning on Its Way?**  
BUT BEHOLD NORTH Kendall's rezoning there, the zoning commission has long before the 15-acre strip is developed it may become another hasty-zoned strip.

The zoning and planning boards are reviewing a large number of rezoning applications and property in Miami.

ing funds at a brisk pace in the area. It's a speculative market and the big, quick profit margins are not unusual. And the rezoning ranges from gas stations to restaurants.

One application, which is particularly intriguing, is a request for a variance to build a drive-in theater. In a rather unusual recommendation the Metro Planning Dept. has given the project its full approval.

But the Building and Zoning Dept. isn't quite as enthusiastic. Director Robert Cook in his report said "I do not feel that a drive-in theater is warranted in the area." He urged that the application be denied.

The case, scheduled to go before the Zoning Appeals Board, was recently delayed until Nov. 7. Instead the Metro Commission will hold a hearing on the case on Oct. 26.

### Homes or Gas Stations?

A DRIVE-IN THEATER enjoys about the same popularity in a residential neighborhood as a junk yard, cemetery, or gas station. Although there are few single-family homes in the vicinity of the six-acre parcel now, it seems reasonable to assume the area will become a desirable residential area in the not-too-distant future.

But the Metro Planning Dept. said it has given its approval to the project because the overall planning has included a buffer zone between the theater and adjoining property owners.

See Page 1



N. KENDALL DRIVE, once just a two-lane road through a vast undeveloped South Dade area, is now one of the fastest growing areas in

Dade County. The four-lane highway was built several years ago and is frequently called it "The Road to Nowhere."

Aerial photo of Kendall Drive, from Fred E. Fogarty, "Zoning... What's the Pattern On N. Kendall Dr. In Next Few Years?," Miami Herald, October 2, 1966

## Jones-Frederick Open New Subdivision on Former Grove at South Miami



THIS MODEL HAS BARREL TILE ROOF AND SEPARATE LIVING AND DINING ROOMS



THIS MODEL FEATURES SHINGLE TILE ROOF AND COMBINATION LIVING-DINING ROOM

Jones, Frederick & Associates, who've been building good homes in South Florida a long time, have done it again. This time they're putting on the market a small subdivision close in which was formerly an orange and mango grove developed by the late Charles Parker adjoining South Miami.

The new subdivision, which has been named Beverly Gardens, comprises 35 acres and 164 home sites which have a minimum size of 75 by 100 feet. It is bounded on the north by SW 80th st., on the south by 84th st., on the east by 42nd ave., and on the west by 46th ave.

Spaced-around avenue on the east separates Beverly Gardens from South Miami.

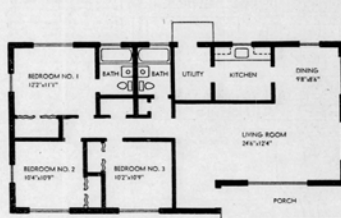
Stanley Frederick and Robert Jones, principals in the development firm, believe the new model homes of Beverly are the best home buyers have had.

Construction is standard—concrete block and stone—and windows and doors are substantial.

"The development has been approved by the Veterans Administration for GI financing. Something happened in connection with this development that makes us feel pretty good about it," says Stanley Frederick. "We had never got one from Jones, Frederick & Associates and that's coming off the line when people started to buy them. The kind of homes we were going to build."

"And before we got our first model completed, we had taken three orders for more than 30."

In general Beverly Gardens, the aim was to leave as many of the tropical trees as standing as possible. Beverly will have one of them.



THIS FLOOR PLAN SHOWS ARRANGEMENT OF HOUSE PICTURED AT LEFT ... note large utility room which can be entered from kitchen and back porch



MATCHING PICTURE AT LEFT, THIS PLAN SHOWS BIG LIVING-DINING AREA ... note large bedroom with built-in bed and wardrobe

Model homes at Beverly Gardens (1954), from "Jones-Frederick Open New Subdivision on Former Grove at South Miami" advertisement, Miami Herald, August 8, 1954





was Robert Law Weed's **Fairlawn Elementary School** (1951).

Interrupting the continuity of commercial frontage, a small number of modernist churches were also built along the corridor. Near SW 107<sup>th</sup> Avenue, **Trinity Presbyterian Church** (1971, current Hope Chapel) had a broad gabled front with tall, slotted stained glass windows. Along 97<sup>th</sup> Avenue near Bird Road, the facade of the **Olympia Heights United Methodist Church** (1955) featured exposed structural finials rising to a cantilevered roof. At the sanctuary, the roof became a stepped ziggurat, denoting the taller space within. A tall and slender crucifix-shaped pylon identified the entrance. Just east of this section of Bird, the wood-constructed **Hope Lutheran Church** (1962, Alfred Browning Parker) in South Miami is a striking landmark, notable for its tall shingled body, and its interior glue-laminated vaulted arches that mimicked the skyward orientation of a traditional cathedral – a warm and encompassing communal space.

The most important religious facilities in the area belonged to Miami's Catholic Diocese, created in 1958. In 1959, the Diocese, under the leadership of Bishop Coleman F. Carroll, broke ground on a 30-acre tract adjoining Christopher Columbus High School, **St. Brendan Catholic Church** (1963, named for the Irish saint who was a pioneer of foreign missions), **St. Brendan Elementary School** (1955), and **St. Brendan High School** (1959). Facing SW 87<sup>th</sup> Avenue just a few blocks north of Bird Road, the **St. John Vianney Seminary and Chapel** (1967) was constructed with the help of Mary Louise Maytag (of the Maytag appliance family), who was a major donor.<sup>61</sup> The seminary, staffed with Vincentian Fathers and named for French saint St. John Vianney (patron of priests), was the first minor seminary dedicated to the education of priests in the southeast. Motivated by the creation of the Diocese in the late-1950s, the construction here arrived just in time for a vast influx of Cuban, Caribbean and other Latin immigrants. The first Cuban immigrant to graduate from the seminary, Daniel Sanchez, was ordained to the priesthood

in Miami Beach in 1962.

The architectural quality of the diocesan education complex was high overall, but the seminary and chapel, designed by Pittsburgh architect Alfred D. Reid, a specialist in church design, are particularly notable. The Chapel of St. Raphael, a tall concrete structure whose thin roof projected in elegant up-sweeping vaults,<sup>62</sup> sat the head of a formal axis comprising lawns and a reflecting pool, and surrounded by the seminary's academic buildings.

### **Tropical Park becomes a park**

Tropical Park, the racetrack and onetime anchor of the Bird Road Corridor, closed in January 1972. In part, it was replaced by the more modern (and air-conditioned) Calder Race Track in North Dade, co-developed by Tropical Park's owner William McKnight (with Stephen A. Calder, see Northwest section). In 1979, Tropical was transformed into an important county park as part of the county's plans to develop a network of major regional parks (other examples include Metro-Zoo in South Dade and Amelia Earhart Park in Hialeah). Plans developed by Post, Buckley, Schuh and Jernigan in 1974 show the extraordinary diversity of facilities the park was designed to accommodate, including lakes for boating and skiing, tennis courts, baseball fields, basketball courts, boat docks, fishing piers, picnic shelters, bike baths, and a 20,000 seat stadium for concerts, horse shows, and high school football. As the *Miami Herald* noted, "One of Tropical Park's greatest assets is that it tries to offer something for everyone."<sup>63</sup> When it opened, Tropical was considered the last of the great recreational parks; the county subsequently moved to develop less expensive passive parks, emphasizing green space and picnicking.<sup>64</sup> Of note, while the track and clubhouse were demolished, elements of the stadium remained, along with Australian Pines and an equestrian center, while the tracks stables were converted into picnic pavilions.





The Bahama model home in Snapper Creek Park (1960), William C. Kreidt, from ad for Snapper Creek Park, *Miami Herald*, May 7, 1961

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\$23,900	2,000	3	2
\$25,500	2,400	3	2
\$25,900	2,500	3	2
\$26,900	2,800	3	2
\$27,500	3,000	3	2
\$29,000	3,200	3	2
\$31,500	3,500	3	2

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WITH THIS HOME, YOU CAN HAVE THE BEST OF BOTH WORLDS. YOU CAN HAVE THE SPACE AND IDEAL AREA OF A RANCH HOME, AND YOU CAN HAVE THE LOW COSTS OF A MODERN HOME.

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The Bermuda Ranch model home in Gale Ranch Estates (1959), from advertisement for Gale Ranch Estates, *Miami Herald*, June 10, 1962



Home (1959), Pool N Patio Estates, Miami-Dade County, 1961



Rendering of Snapper Creek Park (1960), William C. Kreidt, from advertisement for Snapper Creek Park, *Miami Herald*, May 7, 1961



Ranch home at Kendall Ranches (1951), Robert Nordin, from advertisement for Kendall Ranches, *Miami Herald*, July 18, 1954





Tropical Park's size and significance to Southwest Dade has made it a center for both formal and informal spectacle. The stadium, for instance, made the park relevant as a location of political rallies. In 1978, Tropical became the first stop for arriving Cuban political prisoners, released following negotiations between the Castro government and Miami's exile community – a first step toward the release of an estimated 3,600 political prisoners, 12,000 former political prisoners, and thousands of their family members. During the event, 70 just-released Cuban prisoners and 107 family members “staggered out of airport buses and into the dazzling floodlights of Tropical Park... their puzzled expressions giving way to grins of joy as they recognized loved ones shouting in welcome from the grandstand above.”<sup>65</sup> The richly landscaped park has also hosted less formal and even spontaneous spectacles, from weekly soccer, birthday parties and picnics, to cultural festivals and the religious practices of Miami's Santeros, followers of Santeria, the African diasporic religion that developed throughout the Caribbean (see General Context).

### North Kendall Drive

North Kendall Drive (SW 88th Street), running nearly 13 miles from the Everglades to Biscayne Bay, was a defining artery of Miami's postwar suburban expansion. Once derided as “the road to nowhere,”<sup>66</sup> the one-time rural road was four-laned and landscaped between US1 and Krome Avenue (SW 177<sup>th</sup> Avenue) in 1964 at the request of Arthur Vining Davis, who created Dadeland Mall on its east end, and owned most of the land westward as well.<sup>67</sup> The widening of Kendall Drive facilitated development, setting off zoning battles and spawning a potpourri of spot-zoned strip shopping centers, filling stations, apartment houses, townhouses, a hospital and convalescent home, and even a golf course. The drive is synonymous in many ways with the expansion of Kendall, a large and unincorporated suburb where housing, infrastructure, commercial, industrial and civic works evolved according to

ever-shifting economic priorities, planning models and social values. While not a main street in any traditional sense, Kendall Drive forms one of the great suburban axes of Miami, cutting across and connecting generations of suburban sprawl.

One impression of the drive might be formed by the experience of crossing multiple lines of county infrastructure. Moving westward from the suburban crossroads of Dadeland (on US 1), the drive travels beneath the overpasses of the Palmetto and Don Shula expressways, as well as the Florida Turnpike Extension. The importance of the road itself derived partly from its access to these highways. Kendall Drive also passes over multiple canal structures, including the Snapper Creek, S121, Kendale Spur, Sunset Park, Lindgren, and Tradewinds canals, making plain the drainage that was a foundation of this corridor's development on the metropolitan fringe.

Kendall Drive offers a non-linear cross section through distinct suburban planning patterns and development paradigms. The so-called **Kendall Estate** area, occupying the highlands between the Palmetto Expressway and Don Shula was the first to develop and was considered a “prestige location.” Among the first postwar subdivisions here was Harry Davis's **South Miami Garden Heights** (1948), which offered acre lots on pineland. During the 1950s, the area was progressively zoned from acre to half-acre lots and eventually quarter-acre lots, spurring more and denser development. In the process, the area's open landscape, farms and groves, transitioned into up-scale single-family subdivisions, most meeting Kendall Drive without any intervening commercial frontage or with decorative walls (in deference, perhaps, to Davis's original vision of Kendall Drive as a landscaped parkway). The 140 homes proposed in Gerald Conrad's **Kendall Ranches** (1951), designed by Robert Nordin, included flat-roofed modern ranch and split-level models equipped with large screened porches to emphasize outdoor living. Robert & Stephen Gale's **Gale Ranch Estates** (1959) offered three- and four-bedroom

**DISCOVER a new concept in apartment living**

# Wellington Manor

*In the tradition of Old England select your choice of one, two or three bedroom apartments.*

- Choice of 6 exciting decors.
- Wallpaper and genuine wood panelling.
- 10 distinctive floor plans.
- English Tudor-styled clubroom.
- Full carpeting and drapes.
- Central heat and air conditioning.

All the luxury you've ever dreamed about is one step inside our castle walls.

APPLIANCES BY  
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**10805 N. KENDALL DRIVE**  
4 Minutes West of Dadeland-Palmto Expressway  
Truly a new, quiet place to live

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Wellington Manor (1968), from advertisement for Wellington Manor, *Miami News*, December 7, 1968



The \$4 Million Spanish Trace Apartment Project  
... it will be on a nine-acre tract

## Spanish Trace Project Set for N. Kendall Dr.

A \$4 million club apartment project — Spanish Trace — will be constructed in the fast moving N. Kendall Dr. area.

The project will be on a nine-acre tract at 10798 N. Kendall Dr. and will include 200 units in the first phase of construction. The total project will have 376 units.

Being developed by the Atlanta firm of Crow, Pope and Carter, the community will be aimed at adults. Eight floor plans will be available, having a price range of \$150 to \$285 a month.

Mrs. Marguerite Hollingsworth, resident manager, said there will be 1½ parking spaces for each unit. Also, the total electric concept

will be followed in the apartments. Each unit will be equipped with a dishwasher, garbage disposal, air conditioning, heat, wall to wall carpet, drapes and a color television antenna system. Small pets will be acceptable, but they will be on a separate lease, Mrs. Hollingsworth indicated.

Spanish Trace will have a club facility which will include a full time director, a social director and include a variety of features. Three swim pools will be available as will tennis courts.

Units which will be available include one-bedroom, one-bath, up to three-bedroom, two-bath facilities.

Rendering of Spanish Trace (1968), James Deen, from "Spanish Trace Project Set for N. Kendall Dr.," *Miami Herald*, January 26, 1969

# KEN-DADE CONDOMINIUM

**Dadeland's First Condominium Apartment Community**

Now you can enjoy carefree condominium living in the beautiful Southwest... at Ken-Dade Apartments. Here you'll live in a secluded residential area, only a few minutes walk from the magnificent Dadeland regional shopping plaza with its complete array of fine stores! Ken-Dade offers you resort living 365 days a year with new friends, new interests, new activities. Complete recreation facilities — a clubhouse with meeting-card rooms and full kitchen; an inviting pool and sundeck; picnic and shuffleboard areas — are all part of your domain. Distinctive buildings (no row-on-row look-alikes!) stand amid stately natural pines and lush tropical landscaping. Spacious apartments are carefully designed for complete privacy, set back or forward from their neighbors and completely sound-proofed, with a long list of luxury features. All the comforts and tax advantages of a home; without any of the worries and maintenance headaches.

• 1 BEDROOM, 1 BATH • 1 BEDROOM, 1½ BATH • 2 BEDROOM, 2 BATH

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**DIRECTIONS:** From U.S. 1 (S. Dixie Highway), turn west on N. Kendall Drive to S.W. 77th Ave., then left 1 block, from Palmetto Expressway, exit at N. Kendall Drive, go ½ block west to 77th Ave.

Individually Controlled  
Central Air Conditioning Heating  
and Kitchen Appliances  
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5 Beautifully Furnished Model Apartments are Open Daily for Your Approval From 9:30 a.m. to 6 p.m.

Sketch of Ken-Dade Condominium, from advertisement for Ken-Dade Condominium, *Miami Herald*, October 3, 1965



**Grand! Grand! Grand Opening!**  
Grand!



**Everyone's going to Kendall Acres West**

- Major new 900' KENDALL ACRES WEST is now at Florida's finest and most exciting residential development with a "Shoreline" location in Florida's premier residential area.
- Building with this country's highest quality construction, modern amenities, and superior location, offering the ultimate in living in all of South Florida.
- Available in 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 1000 sq. ft. to 2000 sq. ft.
- 1 to 4 bedrooms, 1 1/2 to 3 1/2 bathrooms, 2 to 4 car garages, and more.
- Call today for more information.

Construction begins immediately located in Miami's "Golden" dynamic Dadeland/Kendall area.

Kendall Acres West opening announcement (1974), from advertisement for Kendall Acres West, *Miami Herald*, July 8, 1973



Drawing of Dadeland Capri recreation building, from "Apartments Welcome Kids, Pets" advertisement, *Miami News*, August 2, 1968

**We like it here!**  
taracomo  
... the perfect place for people who want it all. Country living with city conveniences.



More space ... indoors and outdoors ... for a better quality of life.

You're only minutes from Dadeland, the beach and downtown ... yet beyond the crowd ... nestled at the edge of Lake Laura, Taracomo Lakes Shopping Center is within easy walking distance. Kendal Lakes Golf and Country Club proximity assures automatic membership to you and your family. Within 3 miles are schools, kindergarten to university level. Hospitals, temples and churches are nearby. Taracomo is ideally-located for every lifestyle. Each Taracomo offers superb accommodations. Patio and balcony • Extra-large rooms • Lots of storage • Luxurious sailing in harbor • Double bike racks • AM/FM stereo • Individually controlled central cooling air conditioning • Ample carpeting.

And these all-electric appliances:

- 3-level range with continuous-cleaning double oven
- Frost-free refrigerator/freezer
- Deluxe 5-cycle dishwasher
- Garbage disposal
- Washer-dryer, wash compactor optional

Plus:

- Olympic-size swimming pool
- Social building with lounge
- Leisure and comfort for every lifestyle.

Come see! Two Kendall Blvd (89th St. 210) to 137th Ave. (look for the tower). Turn right 1 block, then left ... and you're here!

516 136th Street at 137th Avenue  
395-4310

**taracomo**  
townhomes

Taracomo Townhomes (1974), from advertisement for Taracomo Townhomes *Miami Herald*, November 13, 1977



Kendall House (1965), James Deen, from "Ehmann Dispels Gloom, Rockets Along At Big Money Clip," *Miami News*, July 4, 1965



Rendering of Kendall Village (1969), James Deen, from "Builder puts welcome mat out for kids," *Miami News*, July 3, 1970

**YOU'LL NEVER SEE A MORE BEAUTIFUL TAX SHELTER.**

Thanks to the new tax laws, now you can have a tax shelter in one of the premier properties in South Florida. Kings Creek Condominium. And this is one tax shelter that also gives you a positive cash flow.

If you're in a higher tax bracket, it can make so much sense for you to purchase a condominium apartment here for rental purposes. Especially when you consider how desirable Kings Creek is. Located practically next door to Dadeland, it's a highly successful, self-contained community with its own shopping center, recreation centers, swimming pools, tennis and racquetball courts.

For \$53,500\* (with 20% down), you can get a 2-bedroom 1-bath apartment with 13 1/2% financing and a 30-year amortization. The full details are spelled out in the table below.

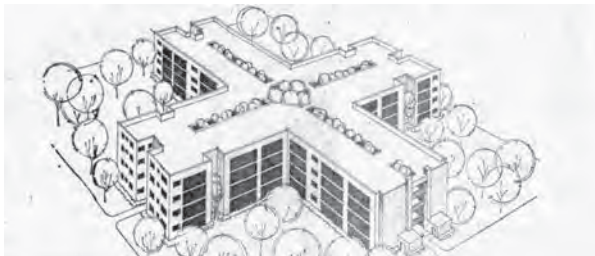
You can readily see the tax advantages in this type of investment. Visit our sales center, 7900 Camino Real, Miami (North Kendall Drive at 79th Avenue), BJF Realty, Inc. Exclusive Sales Agent. (305) 595-4444. Open 10 to 5 daily, 11-5 weekends.

Principal and interest	503.00
Assessment	72.00
Real Estate Taxes	80.00
Less Market Rent	655.00
Monthly Cost before TAX SAVINGS	450.00
First Year's Monthly TAX SAVINGS	225.00*
First Year's Monthly Benefit	346.00*
	141.00



**THE VILLAGE OF KINGS CREEK CONDOMINIUM**

Rendering of The Village of Kings Creek Condominium (1971), from advertisement for Kings Creek Condominium, *Miami Herald*, December 27, 1981



Drawing of Horizons West (1980), Lennar Development Company, From "Dade, Broward Builders Open New Home Models," *Miami Herald*, February 3, 1980

Live in a village. In the middle of the city.

**R**eserve the vibrant... **O**... **K**ings Creek Village will have... **K**ings Creek Village... **K**ings Creek Village... **K**ings Creek Village... **K**ings Creek Village...

**Kings Creek Village**

Sketches of condominiums, homes, and townhomes in Kings Creek Village (1971), from ad for Kings Creek, *Miami Herald*, November 5, 1972



estate homes, varying between 2,500-4,100 square feet, on half-acre lots. The 140 homes in Gale and Arthur Litt's **Kendall Point** (1962), a walled community of half-acre lots, were designed by Howard Ahern and Don Reiff and equipped with paneled dens, giant eat-in kitchens, double garages, and three separate screened terraces. Further west were the four-bedroom homes of **Neil Schiff's Snapper Creek Park** (1960), designed by William C. Kreidt, and **Kendale** (1965), developed by Janis Corp's, one of Miami's largest land developers (Kendalwood, Living House, Norwood, and Lakewood).

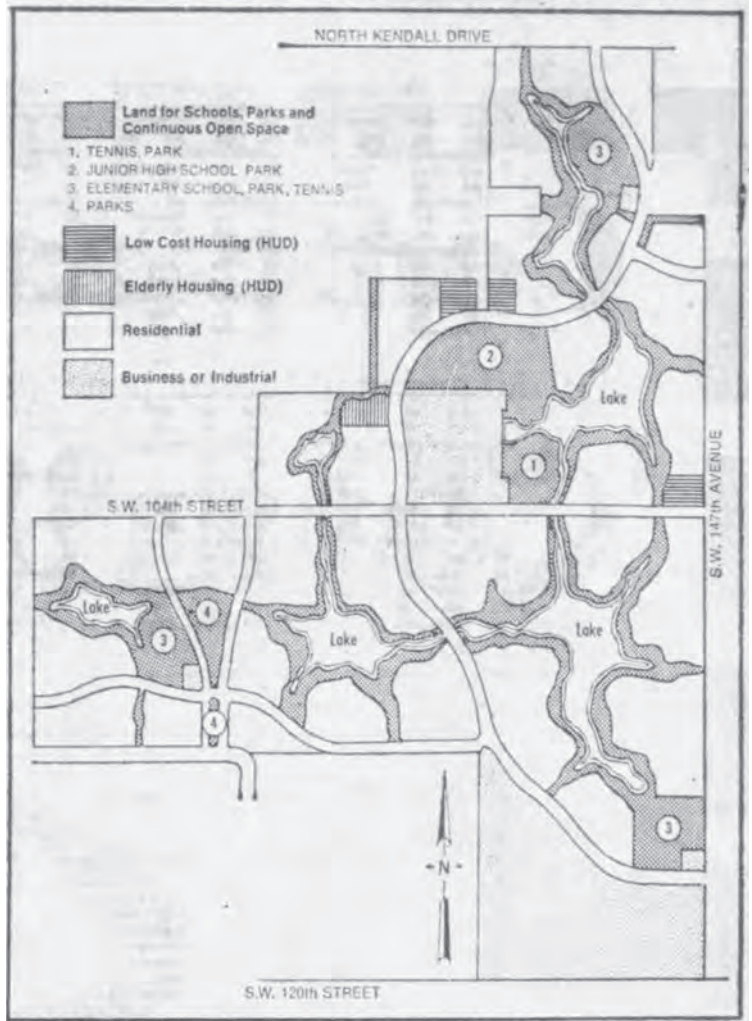
**Baptist Hospital** (1960), one of the first postwar facilities conceived to bolster the early development of Kendall, was also in the Kendall Estate area. Developed at the instigation of Arthur Vining Davis on a 55-acre tract he donated, the complex quickly became one of the most important medical facilities in the region. The facility has a County Club appearance, its architecture a modern version of the grand Mediterranean Revival style, and its planning offered a picturesque landscaped frontage of greenswards and ponds. Next door, the three low-rise buildings of the **Lennar Executive Center** (1971) provided some of the first dedicated office space in the area. The center's precast concrete walls, radiused into broad recessed window areas, were topped by projecting cornices of precast concrete panels – a local variation of corporate modernism (the complex has a sister development at the Lennar Corporate Center off SR 836, see above). **K-Land**, another significant site in this area of Kendall drive, was developed on the **North Kendall Drive Fairgrounds** in 1965 by the Kiwanis Club as a Disneyland-type youth center.<sup>68</sup>

In 1966, the rezoning of Kendall Drive for apartment buildings opened the door to a vast growth of low- and mid-rise multi-family housing in the area west of the Don Shula Expressway. Garden apartments, many themed, were among the first to proliferate here. **Wellington Manor** (1968), a two-story complex, had tall high-peaked

and conical roofs, stucco and stone half-timbered facades, and an "English Tudor style clubroom, [that] harkened merily to "the tradition of old England." Atlanta-based Crow, Pope & Carter's 376-unit **Spanish Trace Condo** (1968), designed by James Deen, had walk-up flats behind abstracted mission-style facades seemingly derived from the surrealist work of Giorgio De Chirico. **Kendall Village** (1969, current Legacy Harbour Key), also designed by James Deen, was organized so that its family apartment units opened to a zig zagging pedestrian greenway connecting Kendall Drive to SW 84<sup>th</sup> Street. The greenway organized all the amenities, including tots lot, a kiddie pool, a teen recreation center, the main pool, and an adult recreation clubhouse with sunken conversation pit and hearth fireplace. All parking was relegated to a perimeter road outside the greenway. The complex is notable for its use of mansards and cutaway fins to highlight windows and doors, using the sun to cast powerful geometric details across the facades. James Deen was an early advocate of the mansard, which by the late 1960s, had become the defining style of most townhouse and multi-family developments.

Another popular apartment type organized flats into clustered pods. The **Inwood Condo** (1972), for example, defined like Kendall Village by a jogging line of mansard roofs broken by powerful vertical fins, had units organized around individual courtyards. **Legacy at The Palms** (1968) was similarly clustered around pool and amenity patio, and featured full-floor mansard roofs over the apartment buildings, and compound mansard roofs over amenity structures.

Kendall Drive also became an important corridors of townhouse development. The **Kendall Lakes Condo** (1972), and the **Lake Laura Homes** (1973), demonstrate how large cutaway mansards, or the use of powerful vertical fins to divide the units, could achieve important architectural effects in terraced townhouses. The **Lake Laura Clubhouse**, where the terra-cotta tiled mansard roofs nearly touch the surrounding



**Land Use Plan Ready for The Hammocks**  
*... village concept shows lakes, parks, etc*

**The Hammocks Land Use Plan (mid-1970s)**, Sasaki Associates, from "Hammocks to Be City of 20,000," *Miami Herald*, October 30, 1977



**The Hammocks (mid-1970s)**, Miami-Dade County, date unknown



**Tree Top (1972)**, Miami-Dade County, 1974



**Tree Top (1972)**, Miami-Dade County, 1974



# "California here we come!"

You hear more and more people singing that song these days. Ever since we turned a section of Sunset Drive into a stretch of Malibu. We call it Snapper Village, California. Because it's a combination of Florida life and California lifestyle.

We've taken some very attractive ideas from the California designers and covered the exterior of every Snapper Village garden and townhome in natural woods, from hand-split cedar shakes on the roof to the rough-cut western Red Cedar facings. The design is a tribute to nature. And that tribute is carried one step further in each natural deck balcony and garden patio.

Our interiors have also benefited from the California lifestyle. Each huge bath features a designer-styled, circular Roman marble tub. Our kitchens offer the unique as standard features. The imaginative styling of every room gives each model a personality of its own. Even our landscaping seems to have been created with an artist's brush.

Snapper Village's recreational facilities were completed long before work was ever begun on our models. We knew you wouldn't want to wait to swim in our 200-foot pool or play a few sets on our tennis courts. It's that California thinking again. The same thinking that encouraged us to include a Children's Day Care Center, for the benefit of the working parent.

But, Snapper Village is not totally California. We sound more like a Florida community when we talk about enjoying life at Snapper Village for only \$41,950. And that's a Florida value no one could ever pass up.

We have quite a bit to sing about at Snapper Village. And by now, everyone is singing our song. "California here we come!"

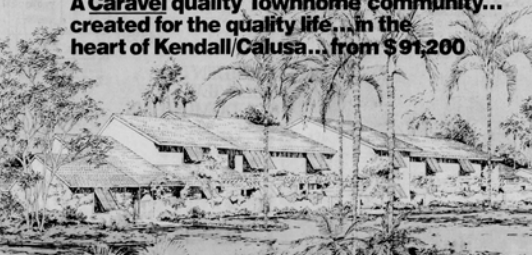


## Snapper Village

California Living On The Eastern Seaboard  
From only \$41,950  
Sunset Drive at 115 Avenue Miami, FL 33143  
Phone: (305) 595-1223  
Open 10 to 6 daily.

Photo of California at Snapper Village (1975), from advertisement for California at Snapper Village, *Miami Herald*, March 19, 1976

**A Caravel quality Townhome community... created for the quality life... in the heart of Kendall/Calusa... from \$91,200**



## Calusa point by Caravel

A community of townhomes created by Caravel... Architects of quality homes. Historic plans. Calusa Point offers a choice of five dramatic townhomes.

Drawing of Calusa Point (1980), from advertisement for Calusa Point, *Miami Herald*, March 29, 1981

**Si le gusta Hacienda Estates, le recomendamos hacer sus reservaciones. Ahora. En su Gran Inauguración.**

Hacienda Estates es una comunidad de residencias diseñada para personas con gustos "gourmet".  
 Una excelente calidad, ya sea de 3 o 4 habitaciones en este tranquilo sector del Southwest. Le recomendamos haga su reservación de su modelo favorito de Hacienda Estates. Ahora Mientras pueda escoger del menú completo.

Así que si usted tiene el refinado gusto de escoger una residencia de excelente calidad, ya sea de 3 o 4 habitaciones en este tranquilo sector del Southwest, le recomendamos haga su reservación de su modelo favorito de Hacienda Estates. Ahora Mientras pueda escoger del menú completo.

Visite nuestro oficina de ventas en 117 Avenida y 32 Calle del SW para una presentación completa de las "residencias para gourmet" de Hacienda Estates. Estares se vendrá en sólo unas semanas.

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RESERVA PARA "GOURMET"  
 SW 17 AVE. & 32 ST, MIAMI  
 TEL. 552-7456



## Menú

<b>ALAMO</b> - uno de los para la familia. 3 habitaciones, 2 baños, lavandería y 2 cocinas. 2 baños y 1 lavadero.	\$49,900
<b>BAJA</b> - un elegante modelo de 2 habitaciones y 2 baños. Almacén, cocina equipada y lavadero completo.	\$49,900
<b>CORONADO</b> - Para el demandado 12 como se presenta en un ambiente con 3 baños, lavadero y garage de auto.	\$54,500
<b>ESCONDIDO</b> - uno de nuestros preciosos modelos. Dos habitaciones, 2 baños, lavadero y garage. Este modelo le da una gran variedad de escoger en el baño.	\$61,500
<b>DORADO</b> - nuestro más elaborado para aquellos que gustan de un ambiente con 3 baños, lavadero y garage. Este modelo le da una gran variedad de escoger en el baño.	\$68,500

Toda la ordenada de construcción en un terreno con terreno, con el fin de que usted pueda escoger el modelo de su elección en un terreno con terreno, con el fin de que usted pueda escoger el modelo de su elección en un terreno con terreno.



Model homes in Hacienda Estates (1977), from advertisement for Hacienda Estates, *Miami Herald*, April 9, 1978

planters at the ground floor – broken only by a concrete hood marking the entrance – is a particularly good example. **Kendalltown on the Lake** (c. 1972), partly secluded by and organized around its own geometric lake, is notable for its prominent unit-dividing fins. At both **Sunset Kendall Villas** (1976) and **Taracomo Townhomes** (1974), expressed fins divide the units and project to create semi-enclosed courtyards, and even private parking courts. Taracomo achieves another effect by the use of tapered cantilvered roofs that seem to hover over the housing block – perhaps a reference to the contemporary work of architect Gio Ponti (ie. the Villa Planchart in Caracas in 1957). By the late 1970s, the California-style became a prominent architectural style of new townhouses. **Shadywood Villas** (1979) demonstrates one version of the style, combining a stuccoed ground floor with vertical wood siding on the second. Each unit blended one and two-story sections, so that the second story stood independently, and prominently.

Notwithstanding Arthur Vining Davis’s vision of a landscaped parkway through a suburban oasis, by the 1970s, Kendall Drive was becoming one of Dade County’s most important conduits of residential density. Aerial views of the drive reveal an eclectic, chaotic, and diverse assemblage of building types and forms – from garden apartments, to townhouses and multi-story apartment buildings – most expressed as free-standing pods, long bar shapes, perimeter blocks, and U’s, L’s and Y-shaped structures. Their stepping, zig-zagging, and pin-wheeling forms added to the visual discord of the corridor.

As Kendall Drive evolved toward larger residential buildings, the competing forces of amenity and economy became apparent. Near 77<sup>th</sup> Avenue, Herbmor Corp’s Ken-Dade Apartments (1965) was one of the first in condo projects in Kendall planned for family living. Although only 2 buildings were completed, Puerto Rican-born Lemuel Ramos and Mumbai native Aspee Irani designed a 10-acre complex with 800 units in

mind, centering the complex around a recreation complex and relegating parking to the perimeter along the cloverleaf of the Palmetto Expressway.<sup>69</sup> Just north of Dadeland Mall, across Snapper Creek, developer Steven Brown added Dadeland Capri (1968), similarly designed for family living. Architects Brown and Carson Bennett Wright designed the complex around a spacious courtyard, comprising gardens, a 55-foot pool, and a raised recreation pavilion containing card, meeting and party rooms.<sup>70</sup> Projecting shingled mansard roofs, walls of oolitic stone and balconies faced with cypress rails gave the complex a warm feel.

The 306-unit **Dadeland Breezes** complex (1965, current Paradise at Dadeland) offered single-loaded garden apartment living around a substantial complex of interconnected landscape courtyards that included four separate swimming pools. Heftler’s **Puerta del Sol of Kendall** (1968) at SW 102<sup>nd</sup> Avenue took a similar approach, creating two and three-story blocks of “patio court units” around a tight extended courtyard. Heftler’s 600-unit **Kendall Acres West Condominium** (1974) at SW 107<sup>th</sup> Avenue enclosed even more garden space. The giant articulated courtyard building reminds of the urban reformist housing blocks of 1920s Vienna, with their protective interior gardens, and even Le Corbusier’s well-known and generic “redent” type, its closed framework of interior gardens developed. Similarly, Kendall Acres’s four stories single-loaded structures, nearly 1,200-feet from west to east, enclosed an enormous series of interconnected courtyards and amenities (The Karl Marx Stadt of Kendall condos!).

The **El Conquistador Condominiums** (1973), west of Florida Turnpike Extension in the Kendale Lakes area, was similarly focused on enclosure, but the three- and four-story catwalk apartment building were organized around parking courts. The most notable structure here was the amenity building. The “two-story ultra-modern clubhouse” was an ode to the German émigré architect Mies van der Rohe, its glass-walled upper level





**Model of Baptist Hospital (1960),** *Miami News*, October 31, 1958



**Photo of Baptist Hospital (1960),** from Jack Oswald, "Hospital Goes for Baroque- On Outside Only!," *Miami News*, November 6, 1960



**Offices at Lennar Executive Center (1971),** from advertisement for Lennar Center, *Miami Herald*, January 17, 1971

cantilevered over a recessed ground level. Along the trend-line that placed parking front and center, the six separate structures of the 600-unit **Villages of King's Creek** (1969-1974), designed by James Deen, had little appreciable green space, and were surrounded instead by parking. The complex tellingly advertised the economics of condominium living, suggesting that "You'll Never See a More Beautiful Tax Shelter."<sup>71</sup>

The increasing need for parking is also visible at Lennar Corp's **Horizons** (1981) and **Horizons West** (1980) complexes, probably the largest housing developments along Kendall Drive. Horizons West comprised 960 apartments in 10 buildings, each a 4-story cruciform block composed of single-loaded residential wings mirrored about narrow linear gardens. The cruciform arrangement resulted in four radial courtyards pivoting from an intimate central courtyard. The approach created a lovely series of vertical gardens directly related to the circulatory catwalks, but lacked any significant open space, except around the amenities area.

One of the most important outcomes here of Dade's Cluster Zoning ordinance were the planned unit developments that joined many housing types in a single complex with shared amenities. One of the smallest of these, the **Colony at Dadeland** (1967), offered 427 units in a mix of apartment types, including flats and maisonettes in a variety of mansarded low- and mid-rise buildings. Charles I. Babcock's 173-acre **King's Creek Village** (1969), designed by Marchesani & Cohen, included a full range of housing type: townhouses, condominium apartments, rental apartments, quadraminiums, and single-family homes. "Keep the city out," King's Creek Village advertisements read, with an internalized system of parks, bicycle paths and recreational facilities, and community amenities.

West of the Florida Turnpike Extension, the world of even larger, cluster-planned communities defined the metropolitan fringe: **Kendale Lakes** (1969-73), **Winston Park** (1973), **Club Estates**

(1974), **The Hammocks** (mid-1970s), **The Olympic** 1975-76, **Calusa Point** (1980), and **The Kenlands** (Kenland Bend, Kenland Court, and Kenland Point, early 1980s). The latter, occupying a 90-acre campus-like setting of greenways and parking lots at 124<sup>th</sup> Avenue, mixed townhomes, patio homes, and multistory apartment buildings in a style that blended Spanish revival arches, bold cantilevered balconies, and contemporary California influences. Taken together, west Kendall's internal complexes of lakes, canals, parkways, and golf courses are a dominant feature of the landscape in maps and aerial views. Moreover, each represents a mixed-use, mixed-density concept, making them discrete urban settlements in their own (although less comprehensive as an urban unit than New Towns like Miami Lakes).

Janis Homes, one of Miami's largest home-builders, developed the cluster-planned **Kendale Lakes** (1970) district with the intention of creating a community 25,000 people.<sup>72</sup> Seeing themselves as community builders rather than developers, they invited a diverse coalition of designers and builders to construct various components (including houses, townhomes, apartment buildings, shopping, offices, and recreational amenities), lending diversity to their suburban colony. As with most developments in southwest Dade lowlands, the lakes and waterways excavated in the process of raising the site became its primary features. So were the two golf courses, which formed a U-shaped greenbelt of almost 170 acres around the core of the community.

**The Hammocks**, located just north of Tamiami Airport and following Kendale Lakes, was the most enlightened project of the period. Reflecting the wane of golf courses in the mid-1970s, its developers explored other types of public amenity, like networks of pedestrian and landscaped greenways woven around housing clusters, integrated with the subdivision's central park, schools and recreational facilities. Developed initially by Abbey Glen Properties

International (1974, later by Genstar Eastern Development Corporation), The Hammocks was projected as a self-contained mini-city of around 20,000 residents. The Canadian developers commissioned Sasaki Associates, the acclaimed designer of corporate landscapes for John Deere and Upjohn, but also of the innovative cluster-planned development at Sea Pines Plantation at Hilton Head Island, 1964, to master plan the community. Sasaki divided the 1,100-acre site into three distinct villages clustering around a system of naturalistic lakes, and tied together with a greenway system. Although not the first in Dade County, the greenways of The Hammocks were unique in the way they formed continuous “linear parks” that served as an internal pedestrian traffic system. Extending eight miles without a single street crossing, the network connected parks, schools, a library, police and fire stations, recreational areas and a town center, as well as all the component neighborhoods. Significantly, all lake frontages were incorporated into this greenway network.

The Hammocks was also significant for the variety of housing created, which included townhouses as well as the first “patio homes” in Dade County. As part of the approval of the project, the development also included more than 500 units of moderate cost and federally-financed low-cost housing, along with housing for fixed-income seniors – an arrangement incentivized by zoning advantages that allowed more density in return.<sup>73</sup>

The Hammocks, and other cluster-planned communities like, **Calusa Club Estates** (1976) and **Calusa Corners** (1978) in Kendall (both designed by Thomas M. Kruempelstaedter, a specialist in the genre), were testing grounds for stylistic influences that came, like the planning and housing types, from the West Coast. California’s postwar ascendancy in popular culture spread from planning and architecture to the state’s mythology of wide-open spaces, the glamour of its movie industry, the swankiness of resorts like Palm Springs, and its progressive

social culture (especially after the 1967 Summer of Love). Translated to Miami, the California Style comprised character features that specifically evoked postwar western ranch houses, like broad sweeping roofs, the visual expression of post and beam construction, facades clad in rustic wood siding (often California redwood), projecting wood beams, and broad window areas that spanned both vertically and horizontally between structural members. Calusa Club’s Malibu model, for instance, faced the street with stucco piers, wood beams and board and batten wood paneling. Its steep gables were stepped back to add a sense of complexity, and the sloping roof extended over the tall entrance as a trellis.

A related California theme was developed at the aptly named **Califorida at Snapper Village** (1975), a gated community where every house had tall gabled roofs, and was covered in western red cedar and hand-split cedar shakes. Snapper Village created the fiction of clustered building volumes, each identified by shed roofs placed in varying orientations, a scheme that surely related to another powerful California motif: the iconic Sea Ranch community in northern Sonoma County of the mid 1960s by Joseph Esherick and MLTW (Charles Moore, Donlyn Lyndon, William Turnbull and Richard Whitaker).

### **The Malling of Kendall Drive**

In the late 1960s, the character of Kendall Drive was rapidly shedding its moniker as the “road to nowhere” (see above), but where it was going was still an open question. As the *Miami Herald* described in 1966, “North Kendall Dr., a ten-mile strip of concrete that is rapidly leading somewhere, is only a couple of years old. It could be a showcase of good planning and zoning”<sup>74</sup> The *Herald* contrasted the emerging scene to analogue arterials in Dade County, most prominently NW 27<sup>th</sup> Avenue or NW 79<sup>th</sup> Street in Northwest Dade (see Northwest Dade Section), where “Quiet single-family neighborhoods have been turned into strips of gasoline stations





Rendering of Kendall Mall, from "\$5.5 Million Mall Due on N. Kendall Drive" ad, *Miami Herald*, August 17, 1969



Rendering of Kendall Lakes Mall, from Wayne Markham, "Kendall Lakes Mall Underway" *Miami Herald*, April 24, 1977



Design for Plaza West (1976), William Hamilton Arthur, from "Kendall Mall Project Starting Construction," *Miami Herald*, February 8, 1976

## The malling of S. Dade: moving to center stage

Dadeland isn't on the 'road to nowhere' anymore. In fact, it's leading the way for several new malls springing up as fast as new families can move into the area.

By DOROTHY STEIN  
Miami Staff Writer

When Arthur Vining Davis announced in 1957 plans to build a \$15 million giant regional shopping center just west of U.S. 1 on N. Kendall Drive, not everybody thought highly of the real estate tycoon's decision.

"I think Davis will have to put more homes in himself to warrant such a shopping center," predicted E.L. Cotton Sr., a prominent Realtor and developer of the Sunland Shopping Center two miles to the south. "The number of people at the completion time will not do the capacity of trading he expects."

Anyone who has attempted to park or shop at Dadeland between Thanksgiving and New Year's needs no sales figures to know that the 50-acre, 1 million-square-foot mall is in no imminent danger of failure. All year, regardless of weather, economic conditions or Superbowl games, people flock to the mall to purchase diamonds and refrigerators, munch crepes and croissants, have T-shirts printed and cars pierced, or just hang around the wide central corridor, window-shopping and people-watching.

They go to Dadeland on Sunday afternoon when it's too hot for the beach, or Saturday after dinner, when it's too early to go home. And whatever the reasons, they usually spend money.

But six or seven miles west on N. Kendall Drive — in the heart of one of the nation's busiest real estate markets — luxurious new shopping centers seem to be going up as quickly as the surrounding housing developments, and residents and merchants are wondering how each one can expect to compete with Dadeland and capture enough of the local business to survive.

Since 1976, three major shopping centers — Shops of Kendall, Plaza West and Kendall Lakes Mall — have opened within less than two miles of one another, with a fourth — Hight Square — scheduled for completion early in 1978.

Whether California-rustic or contemporary-cool, all are lavishly landscaped and environmentally planned to fit in with the surrounding communities. And all are geared to a young and affluent consumer group.

"What we're striving for is not competition from other shopping centers," says Pam Haines, mall manager for the Janis Company's Kendall Lakes Mall, which opened its



Dadeland is located at the junction of U.S. 1 and the Palmetto Expressway ... skeptics said the giant mall would never pay for itself

sparkling new malls in the Kendall area mean more competitive prices, or will the unwary consumer end up paying for all the sparkle?

"First of all, the buyer is not that un-

across the street, or the newer Kendall Lakes Mall two miles further west. But he says he knows other shoppers are hurting.

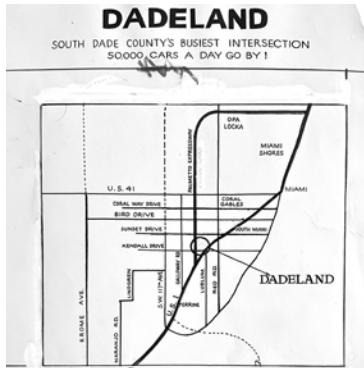
"This is just not a tremendously walked

its identity," adds Wiles. "Since it was built in 1970, Kendall Lakes had to depend on shopping east of them ... Now people from as far as Homestead and Perrine can get on the turnpike and get to the new West Ken-

Aerial photograph of Dadeland Mall (1960), from Dorothy Stein, "The Malling of S. Dade Moving to Center Stage," *Miami Herald*, August 13, 1978



Rendering of the Savoy Mall (1983), Hatcher, Ziegler, Gunn & Associates, from "Mall/ offices set for Dadeland," *Miami Herald*, July 19, 1981



**Dadeland Mall (1961)**, Weed-Johnson Associates, History Miami Museum, *Miami News* Collection, December 8, 1957



**Dadeland Mall (1961)**, Weed-Johnson Associates, History Miami Museum, *Miami News* Collection, July 4, 1961



**Sign at Dadeland Mall (1961)**, Weed-Johnson Associates, *Miami Herald*, September 12, 1962, photo by Bob East



**TOMORROW...Miami gets the shopping center Miami has always wanted**

**Shopping showplace of Florida**  
fabulous family shopping  
mon thru fri 'til 9:30; sat 'til 6  
free and easy parking for 3,400 cars!

**DADELAND**

**42 FAVORITE STORES & SERVICES:**

**Rendering of Dadeland Mall (1960)**, Weed-Johnson Associates, from advertisement for Dadeland Mall, *Miami News*, September 30, 1962

and hot dog stands.” Instead, as North Kendall Drive became the heart of one of the nation’s busiest real estate markets in late 1970s, a flurry of re-zoning requests resulted in retail uses springing up all along the west end of the drive. The outcome of Dade County’s extensive zoning reviews processes was not the control of such uses, but mainly the provision of buffer zones to separate them from surrounding housing.

Shopping malls in particular began to crowd in among the residential complexes. The opening of so many malls in close proximity to each other – the most aggressive mall development in the county at that time – tested real estate development assumptions about retail saturation. One argument for the malls was that they worked together to entice increasingly mobile and leisure-oriented consumers westward from the gigantic Dadeland Mall. The so-called “cluster concept,” a theory that drew serious attention in the 1990s, suggested that geographic concentrations of interconnected uses increased overall performance.

Another explanation for the concentration of malls here has to do with changes in suburban lifestyles, especially the need to fill consumers’ growing leisure time. In 1978, the *Miami Herald’s* Dorothy Stein described how “people flock to the mall to purchase diamonds and refrigerators, munch crepes and croissants, have T-shirts printed and ears pierced, or just hang around the wide central corridor, window-shopping and people-watching... They go to Dadeland on Sunday afternoon when it’s too hot for the beach, or Saturday after dinner, when its too early to go home.”<sup>75</sup>

West of Dadeland, a number of neighborhood shopping centers were already in development in the 1970s. By 1978, there were seven major new malls either built or rising within a 65-block stretch of Kendall Drive. The first, two miles west of Dadeland, was Jay Kislak and Alex Courtelis’s **Village Mall** (c. 1969, current UHealth at Kendall) at 97<sup>th</sup> Avenue, developed in conjunction with

the adjacent Cherry Grove subdivision, which included 278 townhouse, duplex and multi-family units. Kislak and Courtelis were the team that developed Skylake West in North Dade (See Northeast Dade Corridor), and knew well the importance of shopping in community development. Marchesani and Cohen, designed the skylit and mansarded mall, which was Miami’s first enclosed and air-conditioned mall. Across from the mall was the new **Kendall Branch Library** (1978), the striking design featuring textured concrete walls cut by deep slots for the windows, which were covered by arcing metallic sunshades. Reflecting the composition of the neighborhood, more than half of the library’s 14,000 square feet was devoted to children’s books.<sup>76</sup>

By the mid-1970s, the trend had shifted toward modestly-sized (about 100,000k), unenclosed and architecturally enticing neighborhood specialty malls. Wayne Ginter’s **Shops of Kendall** at 125<sup>th</sup> Avenue (1974), a strip center, was conceived to serve the young (avg. age 28) and substantially Jewish population of surrounding Calusa Country Club, Winston Park, Kendale Lakes, neighborhoods. It had 60 small shops, including a butcher, a fish market, a delicatessen, and a maternity clothes shop. According to Ginter, “The idea is to go back to a community oriented shopping area.”<sup>77</sup> A simulated wood façade adorned the façade, and the complex featured covered walkways of chatahoochee gravel. Harlan Laner and Oscar Baisman’s **Plaza West** at 127<sup>th</sup> Avenue (1976, current Kendall Corners), designed by William Hamilton Arthur, was constructed in two parts around a central landscaped patio, and featured a rustic look with wood siding, split cedar shingles, coral rock, terra cotta tile, and shaded walkways. Its storefronts featured an unusual offset design that allowed pockets of landscaping in small patios in front of store entrances.

**Kendale Lakes Mall** (1977, current Kendale Lakes Plaza) at 137<sup>th</sup> Avenue, developed by Kendale developer Janis in coordination with



their nearby communities, was an exception to the mid-1970s neighborhood mall concept. While designed in the manner of a strip center, it was intended to be a complete community shopping center and an anchor to west Kendall Drive, including everything needed by suburban dweller at the edge of the metropolis. Fellman-Reiff clustered free-standing structures around a landscaped 1,650 car parking lot, and connected them with a 40-foot wide landscaped pedestrian esplanade covered with concrete canopies.<sup>78</sup> Set back 250-feet from Kendall Drive it included department stores, movie theaters, a roller skating rink and disco lounge.<sup>79</sup>

The emphasis on lavish landscaping, aesthetics, and coordination with neighboring communities continued to play out in the late 1970s. Abe Seiderman, Leo Martin, Lee Leshaw, and Simon Lowy's 45-55 store **Dadeland Plaza** (1979), on US1 at SW 94<sup>th</sup> Street, designed by Leff & Alexander, fulfilled its parking requirement with a rooftop deck for 300 cars.

The most interesting and unusual of the Kendall Drive malls was undoubtedly Emile Gould's **Savoy/Dadeland Square** at 77<sup>th</sup> Avenue (1981), Miami's first combined shopping mall and office complex. Gould, also a developer in the fashionable Miami Design Plaza (current Miami's Design District), envisioned a spatially-dramatic, Bal Harbour-type specialty shopping center integrated with an eight story office tower. Architects Hatcher, Ziegler, Gunn & Associates created what they called a "unique relationship" between the uses, with the raised office lobby overlooking the mall's wood-beamed cathedral ceilings and continuous clerestories.<sup>80</sup>

### **Dadeland – Metropolitan Hub**

The once rural and then suburban crossroads of North Kendall Drive, Palmetto Road (SW 77<sup>th</sup> Avenue), and the FEC/US1 corridor, was transformed between the 1960s-80s into one of Dade County's fastest growing urban hubs:

Dadeland. Dadeland's genesis stems from the development plans of Arthur Vining Davis, then Chairman of the Aluminum Company of America (Alcoa), who acquired 65,000 acres of land in Dade County, mostly in areas south and southwest of current Dadeland, transferring most of his land to a new real estate concern called Arvida in 1958. (Davis is also covered in the South Dade section of this report).

Kicking off development here in 1957, Davis announced the development of **Dadeland Shopping City**, the second of a pair of regional shopping centers (the other was Northside, see Northwest Corridor). Both were based on the latest generation of compact regional malls organized around protected and well-landscaped pedestrian enclaves, intended as an alternative to messy shopping strips. As Jean-Francois Lejeune has observed, these malls were designed to be "functional in terms of organization, merchandising and especially parking."<sup>81</sup> Dadeland was planned to serve the half-million people in South and Southwest Dade projected to live within a fifteen-minute drive of the mall by 1970.<sup>82</sup>

Eventually developed by the Joseph Meyerhoff Corporation of Baltimore and opened in 1962, the Dadeland Shopping Center had a central, open-air pedestrian esplanade anchored by the regionally important Burdines and Jordan Marsh department stores.<sup>83</sup> Designed by Weed Johnson, who also designed Northside, the esplanade was shaded by gravel-washed precast concrete panels fascias, and the landscaped center was bridged at intervals by butterfly-shaped concrete canopies. The sculpted figure of a red horse-dragon, located in a fountain at one end of the mall, became its enduring symbol. A tall pylon-type sign announced its presence to the surrounding byways.

In a nearly parallel development (influenced by Davis), the Palmetto Bypass Expressway (Current State Route 826) was constructed between 1958-61, connecting Kendall to North Dade and



Rendering of first Metrorail Car Design, HistoryMiami Museum, *Miami News* Collection, undated



Rendering of Dadeland Center Project (Dadeland South) (1983), Nichols & Associates, HistoryMiami Museum, *Miami News* Collection, April 16, 1984

terminating at Dadeland Mall. The confluence of roads, highway and shopping mall proved a powerful attraction for further commercial and residential development. Even before the planning and rebranding of here of “Downtown Dadeland” in 2005, a concentration of middle-and large-scale apartment buildings to the malls north, west and south. After the mall was fully enclosed and air-conditioned in 1969, it became even more of an attraction, drawing from the growth of Kendall and Pinecrest, and attracting Latin tourists as well. By the late 1970s, Dadeland had developed into more than a comprehensive suburban center; it was beginning to transform into an urban hub.

The arrival of Metrorail to this important suburban junction in 1983 played a decisive role in its next steps. Here, at the southern terminus of the Metrorail system, the suburban junction was reconceptualized as the natural business and commercial hub of Miami’s southwestern suburbs; University of Miami urban geographer Ira Sheskin even described Dadeland as a “counterweight” to downtown Miami.<sup>84</sup> The power of metrorail to sponsor urban development was highlighted in the new **Datran Center** (1983), a mega-structure of offices, shopping and hotel attached to the Dadeland South station, and organized around a spacious glassed-in garden and concourse. In 1984, the *Miami Herald* credited Metrorail with producing “high-rises in suburbia, office towers in Kendall” and noted that “around the stations of Dade’s new transit line, little downtowns are in the making.”

Datran’s nearly 1-million square foot office, hospitality, and retail was a partnership between the Green Companies and Metro-Dade County. Planners considered the developed a type of intermodal hub, a pedestrian nucleus at the intersection of Metrorail, a 3,000-space parking garage, a mall and office complex. The 17-story office buildings and retail atrium, designed by Nichols & Associates, employed a vocabulary of sand-colored stucco walls punctured by square windows with reflective glass and cutaway corners. The heart of the project was the glass-

skylit retail atrium, a festive interior urbanism of soaring spaces, rich plantings, water basins, and park-like walks. The addition of the 275 room, 28-story Marriott hotel demonstrated not only that suburban districts were “ripe for hotel development,” but how hotels could be deployed to support emerging suburban hubs.<sup>85</sup>

Such urban megastructures reverberated Miami’s traditional polycentric nature in a new way, not with new towns but in emergent concentrations of intensity, uses, and increasingly vertical development. The shopping center, as a still-nascent and evolving urban model, inspired many of these developments, which while localized manifested a growing sense of metropolitanism, and became destinations in the larger mosaic of county growth.”<sup>86</sup>

### **Camp Matecumbe and Camp Kendall**

Two sites in the Kendall area, **Camp Matecumbe** and **Camp Kendall**, played significant roles in Operation Pedro Pan, a significant chapter of Miami’s Cold War history. Pedro Pan began in 1959, following the Cuban Revolution, when the Catholic Welfare Bureau of the of the newly formed Miami Diocese, under the leadership of Monsignor Bryan O. Walsh, arranged foster care for arriving Cuban children (then called the Unaccompanied Cuban Children’s Program). The program expanded in 1961 into an effort to facilitate and coordinate the arrival of larger numbers of children whose parents feared their communist indoctrination. **Operation Pedro Pan** (nicknamed by Miami Herald reporter Yanez) eventually received as many as 14,000 Cuban children, requiring a network of receiving facilities. Coordinated between 1961 and 1964 by the Catholic Welfare Bureau, a network of eight camps were developed in Dade County. Notable among these was the **Florida City Camp** (see South Dade Corridor), **Camp Matecumbe** and **Camp Kendall**.





Camp Matecumbe dining hall showing wood siding, trees in vicinity, and children from Operation Pedro Pan (1956), Operation Pedro Pan Group

The 165-acre Camp Matecumbe, located south of North Kendall Drive on the north side of the **Kendall-Tamiami Airport** (1967), was initially opened as a summer youth camp in 1956 by the Roman Catholic Diocese of St., Augustine.<sup>87</sup> Named for the Matecumbe, “the only Indigenous Peoples in South Florida evangelized by Spanish missionaries,” the site included wooden dormitories, a dining hall and a chapel (1956).<sup>88</sup> Repurposed by the Catholic Welfare Bureau, the site came to include an on-site high school, Matecumbe High School, operated by the Miami Diocese in coordination with the De La Salle Brothers, as well as a new Gym/multipurpose building (1962).

Following the end of Operation Pedro Pan, the Catholic Welfare Bureau restored Camp Matecumbe to use as a camp under the Boystown program. As Alex Dambach has noted, the program started in 1917 in Omaha, Nebraska by Father Edward J. Flanagan, and was made famous in a 1938 movie starring Spencer Tracy. Under Boystown, further dormitories were added (1967-68).<sup>89</sup> The site has now been designated a Miami-Dade County historic resource.

North of Kendall Drive, between SW 107th Ave. to 117th Ave, **Camp Kendall** (current **Kendall Indian Hammock Park**), a girls camp managed by the Ursuline Sisters, was located in a county-owned forested hammock that was once a Seminole (and perhaps Tequesta) camp. Before Operation Pedro Pan, it had been the County’s home for Black children (although the County had desegregated its facilities in the early 1960s).<sup>90</sup> Camp Kendall later came to house a large complex of schools and institutions.

Once located in remote areas of Southwest Dade, both camps were by the 1970s engulfed in suburban development. SW 80<sup>th</sup> renamed “Pedro Pan Street” in 2013.

#### **Dade Junior College South Dade Campus**

**Dade Junior College South Dade Campus** (1964), located South of Kendall Drive facing

Killain Parkway (SW 104<sup>th</sup> Street) was the second decentralized unit of Miami’s first state community college, following the North Campus, completed in 1959 (see Northwest Corridor). Campus development began in 1964, in line with the southwest trajectory of Miami’s growing population. Designed to serve 10,000 students, or “expressway commuters,” the importance of the car was reflected in campus planning that assimilated lessons of contemporary shopping center arrangements, in particular the development of buildings around protected pedestrian cores, surrounded by expansive parking districts.

Designed by Pancoast Ferendino Grafton Burnham, the campus followed on the Brutalist concrete construction language first developed at the North Campus. Each building featured the expression of strong concrete roof plates, either waffle slab or exposed beams, carried on powerful concrete piers; by pulling in the enclosed spaces below, the roofs provided welcome pools of shade and natural ventilation around the classrooms. For Hilario Candela, who co-led the design, this environmental approach to the tropical climate was “a question of civic and cultural responsibility”<sup>91</sup> The bold roofs appear to float over the flat landscape. Below these, programmatic features of the buildings were featured, and stair and elevator cores were pulled out of the building and expressed as vertical shafts. Dade County Junior College reflected a new indoor-outdoor duality that would play out in South Florida’s educational institutions. Major public spaces were open air and covered, while classrooms, offices, labs were air conditioned.

What really distinguished South Campus was its more open planning system, which deployed buildings in a virtual checkerboard of solids and voids. Candela, whose strong convictions about the potential of buildings to create urban spaces (a legacy of his upbringing in Havana and experience with Latin American cities), described the system as “a small city of interconnected geometric masses and urban

plazas.<sup>92</sup> An important aspect of the design are the interlocking systems of paths, nodes, and covered walkways that were not only functional, but seen as social generators...<sup>93</sup> Each patio featured a distinct modeling of pavement, gravel

and grass, furnished with public furniture, and organized to form amphitheaters, stages and meeting areas, emphasizing the truly public nature of the spaces.



Kendall Drive, HistoryMiami Museum, *Miami News* Collection, January 31, 1984



## End Notes

- 1 Jean Taylor, *The Villages of South Dade* (St. Petersburg, Florida: Bryon Kennedy and Co., 1987) p. 39.
- 2 Maule Industries remained in the Maule family until 1951, when it was sold to the Chemical Research Corp. of Delaware, and then eventually, in 1953-54, to Ferré family interests. By the 1970s, the company had “27 ready mix concrete plants, eight concrete block plants, several precast concrete plants, a concrete mill, a concrete pipe plant, two asphalt plants, 3,700 acres of limerock land near Pennsuco and 4,000 acres elsewhere in Dade County.” George Volsky, “Downfall of a Florida Empire,” *New York Times*, April 10, 1977. See also <http://www.maulefamily.com/fziphtml/i3081.htm>
- 3 “The State in Steps,” Panel 1.5, <https://www.sfwmd.gov/sites/default/files/documents/panel1-5.pdf>
- 4 For context I refer here to Christopher F. Meindl, “The Origin of Early Everglades Landowners,” *The Florida Geographer*, Vol. 33, 2002, pp. 18-26.
- 5 “West Flaglerward,” Advertisement for F. B. Miller & Co., *Miami News*, March 18, 1924.
- 6 “Motor Club Is All Ready For The First Motorcade Of The Year,” *Miami Herald*, January 11, 1919.
- 7 John Fix, “Ten Little Midgets – and then there were none,” *Miami News*, July 7, 1962. See also Darrell Eiland, “Midget Town is Growing Up,” *Miami Herald*, March 29, 1970.
- 8 The term “midget” was used in accounts of the day; today the preferred terms are “dwarf,” “little people,” “LP” or “persons of short stature.” <https://www.lpaonline.org/the-m-word>.
- 9 Teresa Van Dike, “Miami’s Second Ghetto,” (Schmidt College of Arts & the Humanities, thesis, 1994). Accessed April 4, 2022, p. 10.
- 10 “House And Lot \$1,200.00,” Advertisement for Bird Road Highlands, *Miami Herald*, November 10, 1925.
- 11 “Dog Racing,” from Britannica Online. <https://www.britannica.com/sports/dog-racing>
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- 13 The 1830 Indian Removal Act, passed during the administration of President Andrew Jackson, authorized the American president to relocate tribes from U.S. states and territories to lands west of the Mississippi River. “Indian Removal Act,” Primary Documents in American History, <https://www.loc.gov/rr/program/bib/ourdocs/indian.html>.
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- 26 Ibid, p. 204.
- 27 Ibid, pp. 203-204.
- 28 As Carbonell writes, “non-White travelers connecting through Miami could neither stay in hotels nor eat in the restaurants near the airport, because all these facilities were racially segregated.” Carbonell, “Hemispheric Hub,” p. 203-204.

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- 79 Stein, "The Malling of South Dade."
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88 Ibid.

89 Ibid.

90 "Kendall Camp," PedroPan.org, accessed online at <https://www.pedropan.org/locations/kendall-camp>

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Single Family Homes and Duplex Homes in Southwest Dade



Home, Westwood Lake (1955)



Home, Kendall Point (1963)



Home, Kendall Point (1964)



Home, Kendall Point (1964)



Home, Kendall Point (1964)



Home, Kendale Sec 1 (1965)



Home, Carand Homesites (1964)





**Home, Hefler Homes Sunset Park Sec 3 (1968)**



**Home, Kings Creek (1974)**



**Home, Coral Highlands (1974)**



**Home, Kings Creek (1974)**



**Home, Pepperwood (1978)**



**Duplex, Cherry Grove Part 7 (1969)**



Townhomes in Southwest Dade



Villas Townhouses of Sweetwater, 10902 SW 2nd St (1974)



Townhomes, Sunset Park Townhouses (1968)



Townhomes, 10287 SW 88th St (1970)



**Home, Cherry Grove Townhouses (1970)**



**Sherwood West, 11175 SW 88th St (1970)**



**Home, Cherry Grove Townhouses (1970)**



**Dadeland Walk, 8148 SW 86th Ter (1980)**



**Home, Kings Creek (1972)**



**El Conquistador Condo, 14195 SW 87th St (1973)**



**Kendall Glenn Condo, (1981)**



**Kendall Glenn Condo, (1981)**



**ChateauBleau Villas, 3822 SW 107th Ave (1979)**



Patio homes in Southwest Dade



Home, Camino Circle Condo (1973)



Home, Pepperwood (1978)



Home, Sweetwater Gdns Amd (1981)



Home, Sweetwater Park (1981)



Home, Cherry Grove Club Ests Amd PI (1978)



Home, Sweetwater Villas (1981)



Home, Sweetwater Villas (1981)



Taracomo Townhomes, 13705 SW 84th St (1974)



## Multifamily Housing in Southwest Dade



**Lago Condominium**, 295 NW 72nd Ave (1973)



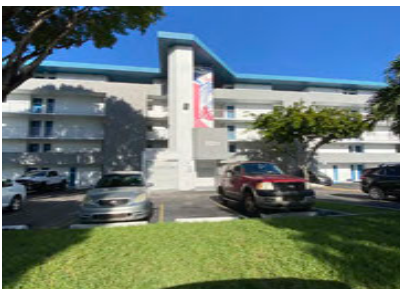
**Swiss Chalet**, 10952 SW 3rd St (1975)



**Aquarius North**, 225 NW 72nd Ave (1971)



**GolfView Club Condominium**, 9678 Fontainebleau Blvd (1977)



**Arts 88 Apartments**, 8855 Fontainebleau Blvd (1971)



**Versailles Gardens II**, 9410 W Flagler St (1976)



**Indian Lake Village Condo**, 10290 NW 9th St Cir (1979)



**Southwinds West**, 9350 W Flagler St. (1974)



**Indian Summer Village**, 241 W Park Dr (1981)



**Home**, Laguna Club Condominiums (1982)



Multifamily Housing in Southwest Dade: Spring Tree Apartments



Spring Tree Apartments, 3940 SW 102nd Ave (1970)



Spring Tree Apartments, 3940 SW 102nd Ave (1970)



Spring Tree Apartments, 3940 SW 102nd Ave (1970)



Multifamily Housing in Southwest Dade: Gardens of Pinecrest



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Gardens of Pinecrest, 8800 SW 68th Ct (1963)



Multifamily Housing in Southwest Dade: Jade Gardens



Jade Gardens, 8200 SW 65th Ave (1965)



Jade Gardens, 8200 SW 65th Ave (1965)

Multifamily Housing in Southwest Dade: Village at Dadeland



Village at Dadeland, 7440 SW 82nd St (1969)



Village at Dadeland, 7440 SW 82nd St (1969)



Village at Dadeland, 7440 SW 82nd St (1969)



Multifamily Housing in Southwest Dade: Colony at Dadeland / Wellington Manor



Colony at Dadeland Apartments, 9345 SW 77th Ave (1967)



Wellington Manor, 8655 SW 109th Ave (1968)



Colony at Dadeland Apartments, 9345 SW 77th Ave (1967)



Wellington Manor, 8655 SW 109th Ave (1968)



Multifamily Housing in Southwest Dade: Kendall Acres West Condo



Kendall Acres West Condos, 8401 SW 107th Ave (1974)



Kendall Acres West Condos, 8401 SW 107th Ave (1974)



Kendall Acres West Condos, 8401 SW 107th Ave (1974)



## Multifamily Housing in Southwest Dade



**Kendall House Apartment, 9117 SW 72nd Ave (1966)**



**Villas of Pinecrest, 6701 N Kendall Dr(1966)**



**Kendade Apartments, 9159 SW 77th Ave (1966)**



**Dadeland Park Condo, 7505 SW 82nd St (1967)**



**Dadeland Park Condo, 7505 SW 82nd St (1967)**



**Kendade Apartments, 9159 SW 77th Ave (1966)**



**Spanish Trace Condominium, 10766 SW 88th St (1968)**



**Spanish Trace Condominium, 10766 SW 88th St (1968)**





**Pine Grove Condominium, 11251 SW 88th St (1969)**



**Woodside, 9701 SW 77th Ave (1967)**



**Legacy at Pinecrest Apartments, 6751 N Kendall Dr (1967)**



**Legacy at the Palms, 10771 N Kendall Dr (1968)**



**Brittany House Condo, 9360 SW 87th Ave (1968)**



**Puerta del Sol of Kendall, 9958 N Kendall Dr (1968)**



**Legacy Harbour Key, 11003 SW 88th St (1969)**



Multifamily Housing in Southwest Dade



Luxury Condominium / Castle Apartment Condo, 10901 SW 88th St (1970)



Inwood Condo, 9225 SW 87th Ave (1972)



Camino Court Condo, 8000 Kings Creek Dr (1973)



Kings Creek Village, 7701 Camino Real (1971)



Kings Creek Village, 7701 Camino Real (1971)



**Kendall Gate**, 10850 SW 88th St (1974)



**Nob Hill West**, 10427 SW 88th St (1977)



**Nob Hill West**, 10427 N Kendall Dr (1977)

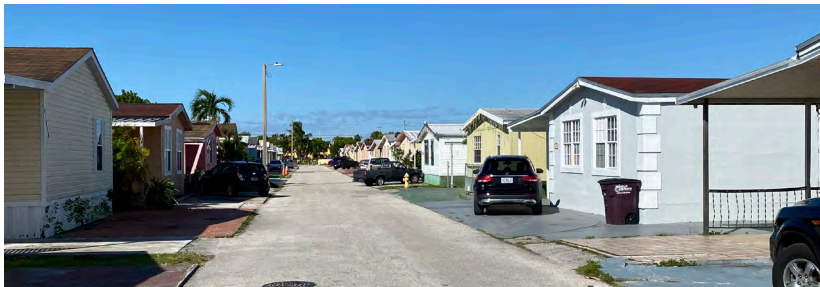


**Four Quarters Habitat**, 8217 SW 107th Ave (1978)



**Horizons East Condo**, 8035 SW 107th Ave (1980)

### Trailer Parks in Southwest Dade



**Li'l Abner Mobile Home Park**, 11239 NW 4th Terrace (1968)



**Li'l Abner Mobile Home Park**, 11239 NW 4th Terrace (1968)



## Offices in Southwest Dade



**My Glow Beauty Studio**, 8250 Bird Rd, Miami, FL, 33155, USA (1966)



**Commercial Building - Maruchi Clothing Outlet**, 7855 Bird Rd (1972)



**Future Care Solution, LLC. (Clinical Trials)**, 10101 SW 40th St (1954)



**Orthopedic & Traumatology**, 9950 SW 40th St (1984)



**Elite Sales Inc.**, 9445 SW 40th St (1972)



**Dr. Teresita D. Hernandez, 10020 SW 40th St (1984)**



**MDs of South Florida, 9045 SW 87th Ct (1968)**



**Redwood Medical Pavilion, 9115 SW 87th Ave (1972)**



**Galloway Plaza Condos, 9055 SW 87th Ave (1973)**



## Offices in Southwest Dade



**Florida Power and Light Co. , 9250 W Flagler St (1974, Current The Current Miami)**



**Dadeland Towers Executive Office Park, 9300 S Dadeland Blvd (1971)**



**Dadeland Towers Executive Office Park, 9300 S Dadeland Blvd (1971)**



**Office Building - Eastern National Bank, 9400 S Dadeland Blvd (1979)**



**Airport Executive Tower 1, 1150 NW 72nd St (1973)**





**Overseas Tower**, 9600 NW 25th St (1981)



**Airport Executive Tower 2**, 7270 NW 12th St (1981)



**Lennar Executive Center**, 760 NW 107th Ave (1982, Current QUATTRO)



**Capital Plaza**, 10700 SW 88th St (1982, Current Office Building)



**Office Building**, 10691 N Kendall Dr (1982)



Shopping Mall and Plazas in Southwest Dade



Dadeland Mall, 7535 N Kendall Dr (1961)



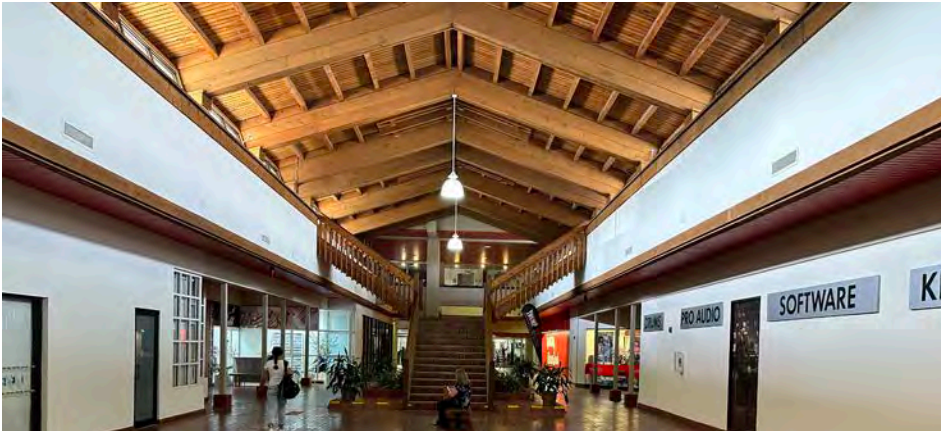
Natalie Plaza, 9895 SW 88th St (1963)



Kings Creek Shopping Plaza, 8100 SW 81st Dr (1974)



Shopping Plaza in Southwest Dade: Dadeland Square / The Greenery Mall



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



The Savoy, 7700 N Kendall Dr (1983, Current The Greenery Mall)



## Shopping Plazas in South Dade



**Shopping Plaza - Blue Grotto**, 9626 Fontainebleau Blvd (1973)



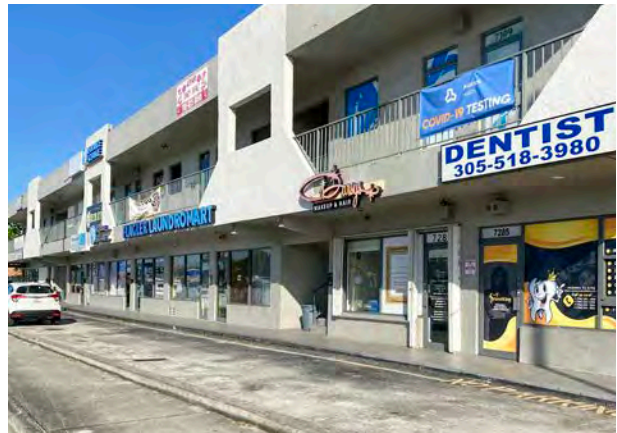
**Biltmore Plaza Shopping Center**, 10302 W Flagler St (1977, Current Flagler 103 Shoppes)



**Shopping Plaza - All Bakery**, 300 SW 109th Ave (1973)



**Biltmore Plaza Shopping Center**, 10302 W Flagler St (1977, Current Flagler 103 Shoppes)



**Triangle Shopping Center**, 7285 W Flagler St (1981)



Shopping Plaza, 9857 SW 40th St (1953)



Shopping Plaza, 9857 SW 40th St (1953)



One Westar Plaza - Shopping Plaza, 8463 SW 40th St (1978)



Bird Bowl Center, 9275 SW 40th St (1956)



Bird Bowl Center, 9347 SW 40th St (1956)



## Shopping Plazas in South Dade



Shopping Plaza, 9501 SW 40th St (1959)



Bird Galloway Center, 8672 Bird Rd (1955)



Concord Shopping Plaza, 11397 SW 40th St (1962)



La Moda Store, 9207 SW 40th St (1956)



Iris Plaza, 8173 SW 40th St (1972)



Reliable Radio & TV, 9195 SW 40th St (1963, Current Casa Blanco Mattress & Furniture Gallery)



J&B Building, 9270 SW 40th St (1975, Current Shopping Plaza)

Commercial in Southwest Dade



Asados El Paisa, 9401 SW 40th St (1961)



Hamburgers Restaurant, 8747 SW 40th St (1967, Current Arbeter's)



Bird Road Car Accessories, 9000 Bird Rd (1967)



Kinney Shoes, 9370 SW 40th St (1970, Current Bird Road Shoppes)



Midas, 8498 Bird Rd (1971)



Little Shavers, 11165 SW 40th St (1968, Current Little Heroes Academy)



Commercial in Southwest Dade



**Crest Quality Cleaners**, 9200 SW 40th St (1966)



**Magic Hearts PPEC**, 3925 SW 82nd Ave (1965)



**Van Orsdel's Mortuary**, 9300 SW 40th St (1972, Current Southeast Veterinary Neurology)



**Arthur's Bar and Package Store**, 8215 Bird Rd (1973, Current Bernardo Garcia Funeral Homes)



**Pizza Hut**, 10691 Bird Rd (1965)



**Pizza Cubana**, 9350 SW 40th St (1971)



**China Maid Restaurant**, 9280 SW 40th St (1969, Current Don Pan Bird Road)



**Denny's**, 8503 SW 40th St (1980)



Dairy Queen, 8545 S Dixie Hwy (1954)



Food Spot, 9611 N Kendall Dr (1968, Current Fluent Cannabis Care)



Hotels and Motels in Southwest Dade



**Ramada Inn, 7250 NW 11th St (1973, Current Days Inn)**



**Executive Airport Hotel, 6700 NW 12th St (1956)**

## Industrial in Southwest Dade



**Sefa Stone & Porcelains**, 1777 NW 72nd Ave (1968)



**Reliatex**, 2201 NW 72nd Ave (1968)



**Comep USA, Inc.**, 1301 NW 89th Ct (1972)



**Seaboard Marine**, 2150 NW 70th Ave (1972, Current Jetset Foods Warehouse)



**Sunshine Cordage Corporation**, 7190 NW 12th St (1974)



**Pan Atlantic Lines**, 1775 NW 70th Ave (1974, Current Apollo Ship Changers)



**Air Sea Shipping**, 1955 NW 72nd Ave (1976)



**Industrial area – Fingerlakes**, 1400 NW 94th Ave (1994)



**El Dorado Furniture - Airport Boulevard**, 7311 NW 12th St (1980)



**The Landing Airport Corporate Center**, 7205 NW 19 St (1981)



Education in Southwest Dade



Rubén Darío Middle School, 350 NW 97th Ave (1976)



E.W.F. Stirrup Elementary School, 330 NW 97th Ave (1976)



Education in Southwest Dade: Albizu University



Albizu University, 2173 NW 99th Ave (1969)



Albizu University, 2173 NW 99th Ave (1969)



Doral Academy Elementary and Just Arts and Management Middle School, 2450 NW 97th Ave (2001)



Albizu University, 2173 NW 99th Ave (1969)



## Education in Southwest Dade



Royal Palm Elementary, 4200 SW 112th Ct (1956)



Emerson Elementary School, 8001 SW 36th St (1955)



Dade County Public Schools Building, 9300 SW 79th Ave (1956)



Kenwood K-8 Center, 9300 SW 79th Ave (1956)



Kendall Greens High School, 8610 SW 107th Ave (1960)



Kendall Greens High School, 8610 SW 107th Ave (1960)



Education in Southwest Dade: Sunset Park Elementary



Sunset Park Elementary, 10235 SW 84th St (1970)



Sunset Park Elementary, 10235 SW 84th St (1970)



Education in Southwest Dade



St. John Vianney College Seminary, 2900 SW 87th Ave (1963)



St Brendan Catholic Elementary School, 8755 SW 32nd St (1965)



Medical in Southwest Dade



Lennar Executive Center, 9555 N Kendall Dr (1971, Current Oncology Massage Center, Inc.)



Baptist Hospital, 8900 N Kendall Dr (1959)



## Religious in Southwest Dade



**Our Lady of the Divine Providence Catholic Church, 10205 W Flagler St (1979)**



**La Iglesia de Jesucristo de los Santos de los Últimos Días  
9900 W Flagler St (1996)**



**Sweetwater Chapel, 11132 SW 3rd St (1950, Current Sweetwater Baptist Church/Iglesia Bautista de Sweetwater)**



**Single Family Home, 7350 NW 3rd St (1958, Current Miami Masjid)**



**Single Family Home, 7350 NW 3rd St (1958, Current Miami Masjid)**



**Olympia Heights Methodist Church**, 3801 SW 97th Ave (1963, Current True Vine Christian Church)



**St Brendan Catholic Church**, 8725 SW 32nd St (1963)



Sweetwater Park (1981)



Religious in Southwest Dade



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Saint Catherine of Siena Catholic Church, 9200 SW 107th Ave (1972)



Bethel Church, 7901 N Kendall Dr (1967, Current St Andrew Greek Orthodox Church)

Civic in Southwest Dade



Kendall Branch Library, 9101 SW 97th Ave (1978)



Parks in Southwest Dade



Tropical Park Stadium, 7900 SW 40th St (2013)



Tropical Park, 7900 SW 40th St, Miami (1979)





Kendall Indian Hammocks Park, 11395 SW 79th St



Kendall Indian Hammocks Park, 11395 SW 79th St



Kendall Indian Hammocks Park, 11395 SW 79th St



# Southwest Dade Shortlist

Site ID	Site Name	Address	Subdivision	Survey Area	Construction/ Plat Date	FEMA Flood	Style	Theme	Level of Significance
DA02775	Kenwood K-8 Center	9300 SW 79th Ave	Kendall Villas Rev	Dadeland	1956	X	Postwar Modern	Education	High
DA17291	Main Street Orthodontics of Kendall	7887 N Kendall Dr	Jazstech Sub	Dadeland	1954	X	Postwar Modern	Office Building/Professional	Medium
DA17292	St Andrew Greek Orthodox Church	7901 N Kendall Dr	No Data	Dadeland	1967	X	Postwar Modern	Religious	High
DA17630	Woodside in Kendall Condominiums (Resource Group)	9601 SW 77th Ave	Woodside In Kendall Condo	Dadeland	1950	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA17632	Paradise at Dadeland Condos (Resource Group)	7725 N Kendall Dr	Paradise At Dadeland Condo	Dadeland	1965	X	Catwalk	Multifamily/Garden Apartments	Medium
DA17634	Village at Dadeland (Resource Group)	Various	Village At Dadeland Condo	Dadeland	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA19878	House	8230 SW 92nd St	Charm-Aire	Dadeland	1960	X	Ranch	Postwar Single Family Home	Medium
DA19879	Datran Center	9100 S Dadeland Blvd	Dadeland South Station	Dadeland	1984	X	Corporate Modern	Office Building	High
DA19880	Shorty's BBQ - Dadeland South Dixie	9200 S Dixie Hwy	Garden Place Amd	Dadeland	1973	X	Wood Frame Vernacular	Commercial/Retail	Medium
DA19881	Eastern National Bank	9700 S Dixie Hwy	Hinsons 2Nd Addn	Dadeland	1982	X	Postwar Modern	Office Building/Bank	Medium
DA19884	Dade County Public Schools	9300 SW 79th Ave	Kendall Villas Rev	Dadeland	1956	X	Postwar Modern	Education	High
DA19885	Greater Miami Youth for Christ	9350 SW 79th Ave	Kendall Villas Rev	Dadeland	1949	X	Masonry Vernacular	Religious	Medium
DA19886	The Hand Institute	8905 SW 87th Ave	No Data	Dadeland	1971	O	Postwar Modern	Office Building	Medium
DA19887	Galloway plaza condos	9055 SW 87th Ave	No Data	Dadeland	1973	X	Wrightian	Office Building/Professional	High
DA19888	Redwood medical pavilion	9175 SW 87th Ave	No Data	Dadeland	1972	X	Pavilion	Office Building/Professional	High
DA19889	MDs of South Florida	9049 SW 87th Ct	No Data	Dadeland	1968	X	California	Office Building/Professional	Medium
DA19891	Aloft	7600 N Kendall Dr	No Data	Dadeland	1975	X	International Style	Hotel	Medium
DA19892	The Greenery Mall	7700 N Kendall Dr	No Data	Dadeland	1983	O	Mansard	Shopping Mall/Office Mixed Use	High
DA19893	Dadeland Bank (current Trust)	7545 N Kendall Dr	Palmto-Kendal Hgts	Dadeland	1961	X	Brutalism	Office Building/Bank	Medium
DA19896	Shopping Plaza - Montanha Jiu Jitsu Academy	9300 S Dixie Hwy	Garden Place Amd	Dadeland	1959	X	Postwar Modern	Shopping Plaza	Medium
DA20526	Racket Club Estates (Resource Group)	Various	Cherry Grove Club Ests Amd Pl	Dadeland	1978	X	California	Multifamily/Townhouses	Medium
DA20527	Continental Homes (Resource Group)	Various	Continental Homes	Dadeland	1964	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20528	Dadeland Capri Condominium (Resource Group)	7473 SW 82nd St	Dadeland Capri Condo	Dadeland	1968	X	Mansard	Multifamily/Garden Apartments	High
DA20529	Dadeland Park Condo (Resource Group)	7505 SW 82nd St	Dadeland Park Condo	Dadeland	1967	X	Mansard	Multifamily/Garden Apartments	High
DA20530	Gale Ranch Estates (Resource Group)	Various	Gale Ranch Ests	Dadeland	1961	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20531	Inwood condo (Resource Group)	9225 SW 87th Ave	Inwood Condo	Dadeland	1972	X	Mansard	Multifamily/Apartment Building and Complex	High
DA20532	Ken-Dade Condominiums II (Resource Group)	9159 SW 77th Ave	Ken-Dade No 2 Condo	Dadeland	1965	X	Postwar Modern	Multifamily/Apartment Building and Complex	High
DA20533	Kendal Ranches (Resource Group)	Various	Kendal Ranches	Dadeland	1951	X	Contemporary	Postwar Tract Home Subdivision	Medium
DA20534	Kendall Glenn Condos (Resource Group)	7840 SW 86th St	Kendall Glenn Condo	Dadeland	1981	X	California	Multifamily/Townhouses	Medium
DA20535	Kendall Oaks (Resource Group)	Various	Kendall Oaks	Dadeland	1979	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20536	Kendall Point (Resource Group)	Various	Kendall Point Kendall Point 1St Addn Kendall Point 2Nd Addn	Dadeland	1962	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20537	Ledges Condominium (Resource Group)	8305 SW 72nd Ave	Ledges Condo	Dadeland	1969	O	Wrightian	Multifamily/Apartment Building and Complex	High
DA20538	Mitchell Estates (Resource Group)	Various	Mitchell Ests	Dadeland	1956	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20539	New Continental (Resource Group)	Various	New Continental Sec 1 New Continental Sec 2 New Continental Sec 3	Dadeland	1969	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20540	MCH Medical Center (Resource Group)	8720 N Kendall Dr	No Data	Dadeland	1972	O	New Formalism	Office Park	High
DA20541	Nomad professional Building (Resource Group)	8955 SW 87th Ct	No Data	Dadeland	1974	X	New Formalism	Office Building/Professional	High
DA20542	Colony at Dadeland Apartments (Resource Group)	9345 SW 77th Ave	No Data	Dadeland	1967	O	Mansard	Multifamily/Townhouses	High

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DA20543	One More Child Miami (Resource Group)	7748 SW 95th Ter	No Data	Dadeland	1954	O	Masonry Vernacular	Social Housing	High
DA20544	Imperial at Kendall Apartments (Resource Group)	Various	No Data	Dadeland	1966	X	Mixed	Multifamily/Apartment Building and Complex	Medium
DA20546	Pepperwood (Resource Group)	Various	Pepperwood	Dadeland	1977	X	California	Patio Homes	High
DA20547	Pool N Patio Estates (Resource Group)	Various	Pool N Patio Ests	Dadeland	1959	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20624	Dadeland Office Park (Resource Group)	9300 S Dadeland Blyd	Dadeland Towers	Dadeland	1971	X	Postwar Modern	Office Park	High
DA20625	Dadeland Mall (Resource Group)	7535 N Kendall Dr	Palmetto-Kendal Hgts	Dadeland	1961	X	Postwar Modern	Shopping Mall	Medium
DA14283	FedEx Office Print & Ship Center	8603 S Dixie Hwy	Unplatted	Glenvar Heights	1962	X	Postwar Modern	Office Building	Medium
DA17633	Kings Creek Condo (Resource Group)	7735 SW 86th St	Kings Creek South Condo	Glenvar Heights	1969	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20549	Beverly Gardens (Resource Group)	Various	Beverly Gdns	Glenvar Heights	1954	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	Medium
DA20550	Camino Circle and court (Resource Group)	Various	Camino Circle Condo Camino Court Condo	Glenvar Heights	1973	X	Mixed	Multifamily/Apartment Building and Complex	High
DA20552	Kings Creek Development (Resource Group)	Various	Kings Creek Kings Creek West Pb 102-55	Glenvar Heights	1972	X	Mansard	Multifamily/Townhouses	High
DA20553	Jade Gardens - "Oriental Garden Apartments (Resource Group)	8200 SW 65th Ave	No Data	Glenvar Heights	1965	X	Catwalk/Chinese	Multifamily/Garden Apartments	High
DA20554	Snapper Creek Groves (Resource Group)	Various	Snapper Creek Groves	Glenvar Heights	1946	X	Mixed	Postwar Subdivision	High
DA20555	Dairy Queen in Miami Dade County (Resource Group)	Various	Unplatted	Glenvar Heights	1954	X	Mimo Commercial	Commercial/Retail	High
DA20557	Villas of Pinecrest (Resource Group)	Various	Various	Glenvar Heights	1966	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA10754	Snapper Creek Canal (Resource Group)	Snapper Creek Canal	No Data	Sunset	1910s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19898	House	8024 SW 91st Ave	Dwellings Park	Sunset	1976	X	Pavilion	Postwar Single Family Home	Medium
DA19899	Natalie Plaza	9895 SW 88th St	Hefler Homes Sunset Park Sec 2 Replat	Sunset	1963	X	Postwar Modern	Shopping Plaza	Medium
DA19900	Sunset Park Elementary	10235 SW 84th St	No Data	Sunset	1979	X	Late Modern	Education	High
DA19901	K-Land Park/Boys and Girls of Miami	9475 SW 88th St	No Data	Sunset	1955	X	Postwar Modern	Park	Medium
DA19902	Food Sport (current: Fluent Cannabis Care)	9611 N Kendall Dr	Plat Of Miami Dade Development Company	Sunset	1968	X	Postwar Modern	Commercial/Retail	Medium
DA20111	Current: Mienzza Pizza & Grill (Former: Farm Store)	9605 N Kendall Dr	No Data	Sunset	1967	X	Mimo Commercial	Commercial/Retail	High
DA20558	Cypress Cove Estates (Resource Group)	Various	Cypress Cove Ests Sec 1 Cypress Cove Ests Sec 2 Cypress Cove Ests Sec 3 Cypress Cove Ests Sec 4	Sunset	1963	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20559	Hefler Homes Sunset Park (Resource Group)	Various	Hefler Homes Sunset Park Sec 2 Hefler Homes Sunset Park Sec 2 Replat Hefler Homes Sunset Park Sec 3 Hefler Homes Sunset Park Sec 5	Sunset	1963	O	Mixed	Postwar Tract Home Subdivision	High
DA20560	Office Building Block - Kendall (Resource Group)	Various	No Data	Sunset	1970	X	New Formalism	Office Building/Professional	Medium
DA20562	Snapper Creek Park (Resource Group)	Various	Snapper Creek Park Unit No 1 Snapper Creek Park Unit No 2	Sunset	1960	O	Ranch	Postwar Tract Home Subdivision	High
DA20563	Sunset Park Townhouses (Resource Group)	Various	Sunset Park Town Houses	Sunset	1968	O	Mansard	Multifamily/Townhouses	High
DA19903	Kendall Branch Library	9101 SW 97th Ave	Cherry Grove Part 7	Green Mar Acres	1978	X	Late Expressionism	Civic	High
DA19904	House	9811 SW 96th St	Greater Miami Dev Sec A	Green Mar Acres	1974	X	Split Level	Postwar Single Family Home	Medium
DA19905	Medical park building	9090 SW 87th Ct	No Data	Green Mar Acres	1962	X	Postwar Modern	Office Building	Medium
DA19906	House	9245 SW 97th Ave	No Data	Green Mar Acres	1959	X	Ranch	Postwar Single Family Home	Medium
DA19907	House	9040 SW 94th St	No Data	Green Mar Acres	1968	X	California	Postwar Single Family Home	Medium
DA20564	Brittany House Condo (Resource Group)	9360 SW 87th Ave	Brittany House Condo	Green Mar Acres	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium



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DA20565	Cherry Grove (Resource Group)	Various	Cherry Grove Part 1 Cherry Grove Part 2 Cherry Grove Part 5 Cherry Grove Part 6 Cherry Grove Part 7 Cherry Grove Part 8 Sunset Park Townhouses 1St Addn	Green Mar Acres	1968	X	Mixed	Duplex Homes	High
DA20566	Cherry Grove Townhouses (Resource Group)	Various	Cherry Grove Townhouses Cherry Grove Townhouses West 1St Addn To Cherrv Grove Town	Green Mar Acres	1974	X	Mixed	Multifamily/Townhouses	High
DA20567	Baptist Hospital (Resource Group)	Various	No Data	Green Mar Acres	1959	X	Neo Mediterranean	Hospital	High
DA19908	Office building - Day and Night Security	10691 N Kendall Dr	Dadeland West	Lago Mar	1982	X	Late Modern	Office Building/Professional	High
DA19909	Office building - Bankers Choice	10651 N Kendall Dr	Dadeland West	Lago Mar	1973	O	Late Expressionism	Office Building	High
DA20568	Four Quarters Habitat (Resource Group)	Various	4 Quarters Habitat	Lago Mar	1977	X	Mansard	Multifamily/Townhouses	High
DA20570	Kendall Acres West Condos (Resource Group)	8401 SW 107th Ave	Kendall Acres West Condo	Lago Mar	1974	X	Postwar Modern	Multifamily/Garden Apartments	Medium
DA20571	Horizons East condo (Resource Group)	8035 SW 107th Ave	Kendall Town 504	Lago Mar	1980	X	Catwalk	Multifamily/Garden Apartments	Medium
DA20572	Sunset Kendall Villas (Resource Group)	Various	Sunset Kendall Villas	Lago Mar	1976	O	California	Multifamily/Townhouses	Medium
DA19910	Southern Bell Current: Kendall Greens High School	8610 SW 107th Ave	Kendall Greens	Kings Court	1960	X	Prairie	Office Building	Medium
DA19911	The Oaks	8440 SW 107th Ave	No Data	Kings Court	1969	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20352	AT&T	10701 N Kendall Dr	No Data	Kings Court	1973	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA20573	Castle Apartments (Resource Group)	10901 SW 88th St	Castle Apts Condo	Kings Court	1970	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20574	Coral Highlands (Resource Group)	Various	Coral Highlands	Kings Court	1974	X	Mixed	Patio Homes	High
DA20575	Kendall Village (Current: Legacy Harbour Key) (Resource Group)	Various	Harbour Key Tract	Kings Court	1969	X	Mansard	Multifamily/Apartment Building and Complex	High
DA20576	Sherwood West (Resource Group)	11175 SW 88th St	No Data	Kings Court	1970	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20577	Legacy at the Palms (Resource Group)	10771 N Kendall Dr	No Data	Kings Court	1968	X	Mansard	Multifamily/Apartment Building and Complex	Medium
DA20578	Wellington Manor Apartments (Resource Group)	Various	No Data	Kings Court	1968	X	Catwalk / Neo Tudor Style	Multifamily/Garden Apartments	High
DA20579	Kendall Indian Hammocks park (Resource Group)	Various	No Data	Kings Court	1930	X	Not Applicable	Civic	High
DA19912	Regions Bank	8900 SW 107th Ave	Kendale State Bank Tr	Century Gardens Villas	1973	X	Late Modern	Office Building/Bank	Medium
DA19913	Capital Plaza	10700 SW 88th St	Kendalland Tr	Century Gardens Villas	1982	X	Postwar Modern	Office Building	Medium
DA19914	Saint Catherine of Siena Catholic Church	9200 SW 107th Ave	No Data	Century Gardens Villas	1972	X	Postwar Modern	Religious	High
DA20580	Shadywood Villas (Resource Group)	Various	Shadywood Villas	Century Gardens Villas	1981	X	California	Multifamily/Townhouses	Medium
DA19915	Chase Bank	13701 SW 88th St	Kendale Lakes Center	Kendale Lakes	1981	O	Postwar Modern	Office Building/Bank	Medium
DA19916	A New Smile - Kendall	14050 SW 84th St	Kendale Lakes Commercial Center	Kendale Lakes	1985	O	Mansard/Holly wood Regency	Office Building	High
DA19917	FedEx	13901 SW 88th St	Kendale Lakes Plaza	Kendale Lakes	1977	O	Late Expressionism	Commercial/Retail	High
DA19918	Kendale Lakes Elementary	8000 SW 142nd Ave	Kendale Lakes Section 6	Kendale Lakes	1979	O	Postwar Modern	Education	Medium
DA20582	Kendale Lakes (Resource Group)	Various	Kendale Lakes Sec 1 Kendale Lakes Sec 3 Kendale Lakes Sec 5 Kendale Lakes Sec 6 Kendale Lakes West Townhouses	Kendale Lakes	1969	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20583	Kendale Lakes West Townhouses (Resource Group)	Various	Kendale Lakes West Townhouses	Kendale Lakes	1977	O	Masonry Vernacular	Multifamily/Townhouses	Medium
DA20584	Lake Laura (Resource Group)	Various	Lake Laura Condo No 1 Lake Laura No 2 Condo	Kendale Lakes	1973	O	Mansard	Multifamily/Townhouses	High
DA20585	Taracoma Townhomes (Resource Group)	Various	Taracoma Townhomes Condo	Kendale Lakes	1974	O	Late Expressionism	Multifamily/Townhouses	High
DA20569	Kendale Lakes Master Townhouses (Resource Group)	Various	Kendale Lakes Th Condo 1 Kendale Lakes Townhouse Condo 2	Winston Park	1971	O	Mansard	Multifamily/Townhouses	Medium

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DA20586	Horizons West (Resource Group)	Various	Horizons West Condo 2	Winston Park	1981	O	Catwalk/Postwar Modern	Multifamily/Garden Apartments	Medium
DA19919	Calusa Club Elementary School	9508 W Calusa Club Dr	Calusa Club Ests 3Rd Addn	The Crossings	1981	O	Postwar Modern	Education	Medium
DA20588	Calusa Club Estates (Resource Group)	Various	Calusa Club Ests Calusa Club Ests 2Nd Addn Calusa Club Ests 6Th Addn Calusa Club Ests 7Th Addn	The Crossings	1976	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20589	Lindgren Canal (Resource Group)	Lindgren Canal	No Data	The Crossings	1960s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20590	Camelot (Resource Group)	Various	Camelot One Condo Camelot Three Condo	Kings Meadow	1971	O	Mansard	Multifamily/Townhouses	High
DA20591	The Hammocks (Resource Group)	Various	Hammocks Sec 1 Ph 108-98 - Additional	The Hammocks	1980	X	California	Community Planning	High
DA20592	Kendall Walk (Resource Group)	Various	Kendall Walk	The Hammocks	1981	X	California	Multifamily/Townhouses	Medium
DA02902	Alexander Montessori School	6050 SW 57th Ave	No Data	City Center	1929	X	Mediterranean Revival	Education	Medium
DA20352	AT&T (BellSouth Corporation)	6100 SW 57th Ave	University Manor	City Center	1973	X	Brutalism	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	Medium
DA17271	Dade Federal Current: Chase Mortgage	10301 S Dixie Hwy	Flagler Groves Ests Sec 1	Flagler Grove Estates / Kendall Gardens	1963	X	Postwar Modern	Office Building/Bank	Medium
DA19922	Miami Healthy Smiles	8861 SW 89th Ct	North Kendall	Flagler Grove Estates / Kendall Gardens	1975	X	Late Modern	Office Building/Professional	Medium
DA20626	Kendall Plaza (Resource Group)	Various	Kendall Plaza	Flagler Grove Estates / Kendall Gardens	1957	X	Mixed	Shopping Plaza	High
DA20627	Kendall House Apartments (Resource Group)	9101 SW 72nd Ave	Unplatted	Flagler Grove Estates / Kendall Gardens	1966	X	Mansard	Multifamily/Garden Apartments	High
DA20628	Gardens of Pinecrest (Resource Group)	8800 SW 68th Ct	Unplatted	Flagler Grove Estates / Kendall Gardens	1963	X	Mansard	Multifamily/Garden Apartments	Medium
DA19923	House	6735 SW 92nd St	Ludlam Acres	Flagler Groves Estates	1959	X	Ranch	Postwar Single Family Home	Medium
DA19924	House	6800 SW 92nd St	Unplatted	Flagler Groves Estates	1956	X	Mansard	Postwar Single Family Home	Medium
DA20629	Breezeswept Acres (Resource Group)	Various	Breezeswept Acres	Flagler Groves Estates	1955	O	Ranch	Postwar Tract Home Subdivision	Medium
DA20631	Hillmont (Resource Group)	Various	Hillmont	Flagler Groves Estates	1957	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20632	North Kendall (Resource Group)	Various	North Kendall	Flagler Groves Estates	1946	X	Ranch	Postwar Subdivision	Medium
DA19925	S7 Carwash	9750 N Kendall Dr	Greater Miami Dev Sec A	Kendale	1969	X	Mansard	Commercial/Retail	High
DA19926	Financial Federal (Current: Bank of America)	8991 SW 107th Ave	Kendale Sec 1	Kendale	1971	X	Postwar Modern	Office Building/Bank	High
DA19927	Kendale Elementary	10693 SW 93rd St	Kendale Section 1	Kendale	1968	X	Postwar Modern	Education	High
DA20636	Kendale Country Club Estates (Resource Group)	Various	Kendale Country Club Ests Kendale Country Club Ests 1St Addn	Kendale	1966	O	Mixed	Postwar Tract Home Subdivision	Medium
DA20637	Kendale (Resource Group)	Various	Kendale Sec 1 Kendale Sec 2 Kendale Sec 3	Kendale	1965	X	Ranch	Postwar Tract Home Subdivision	Medium
DA20638	Puerta del Sol of Kendall (Resource Group)	9958 N Kendall Dr	Puerta Del Sol Condo	Kendale	1968	X	Mansard	Multifamily/Garden Apartments	High
DA20639	Habitat Estates (Resource Group)	Various	Habitat Ests Sec 1 Habitat Ests Sec 2 Habitat Ests Sec 3	Kendale	1979	O	California	Postwar Tract Home Subdivision	Medium
DA04658	Bilingual Cooperative Preschool	1205 Sunset Dr	No Data	Sunset Acres Estates	1901	X	Masonry Vernacular	Prewar Single Family Home	High
DA19928	Riviera presbyterian Church	5275 Sunset Dr	No Data	Sunset Acres Estates	1967	X	Beaux-Arts	Religious	High
DA20640	High Pines (Resource Group)	Various	High Pines Amd High Pines 2Nd Amd Rev	Sunset Acres Estates	1945	X	Mixed	Postwar Tract Home Subdivision	Medium
DA20641	Our Lady of Lourdes Academy (Resource Group)	5525 SW 84th St	W T Hardee-S Sub	Sunset Acres Estates	1951	X	Mixed	Education	High



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DA20587	Winston Park (Resource Group)	Various	Winston Park Unit 1 Pb 95-10 Winston Park Unit One 1St Addn Winston Park Unit 2 Pb 96-27 Winston Park Unit 7 Winston Park Unit 8 Winston Park Unit 9 Pb 110-51 No Data	Winston	1973	O	Mixed	Postwar Tract Home Subdivision	Medium
DA19930	Emerson Elementary School	8001 SW 36th St	No Data	Coral Way Village	1955	X	Contemporary	Education	High
DA19931	Apartment Complex	3900 SW 78th Ct	No Data	Coral Way Village	1963	X	Catwalk	Multifamily/Apartment Building and Complex	Medium
DA19932	Commercial Building - Maruchi clothing Outlet	7855 Bird Rd	No Data	Coral Way Village	1972	X	Postwar Modern	Shopping Plaza	High
DA19933	Burger Bar (Current: Arbeters Chili Don)	8747 SW 40th St	Bird Road Highlands	Westchester	1967	X	Postwar Modern	Commercial/Retail	Medium
DA19934	Iris Plaza	8157 SW 40th St	Brandon Mjares Tr	Westchester	1972	X	Postwar Modern	Shopping Plaza	Medium
DA19935	One Westar Plaza - Shopping Plaza	8443 SW 40th St	Landmans 2Nd	Westchester	1978	X	Late Modern	Shopping Plaza	Medium
DA19962	Asados El Paisa	9401 SW 40th St	Breezy Acres	Westchester	1961	X	Postwar Modern	Commercial/Retail	High
DA19963	My Glow Beauty Studio	8250 Bird Rd	The Perry Gazlay Rty Co	Westchester	1966	X	Pavilion	Commercial/Retail	High
DA20111	Farm Store	8801 SW 40th St	Bird Road Highlands	Westchester	1957	X	Mimo Commercial	Commercial/Retail	High
DA20644	St. John Vianney College Seminary (Resource Group)	2900 SW 87th Ave	St Brendan St John Vianney Plat	Westchester	1963	X	Mixed	Religious	High
DA20593	Tropical Park (Resource Group)	7900 SW 40th St	Tropical Park	SW 82nd Ave/SW 56th St	1970	X	Mixed	Park	High
DA11587	Wells Fargo	9600 Bird Rd	El Dorado Plains Subdivision	Olympia Heights	1964	X	Postwar Modern	Office Building/Bank	High
DA19936	Crest Quality Cleaners	9200 SW 40th St	Ascot Park	Olympia Heights	1966	X	Postwar Modern	Commercial/Retail	High
DA19937	Medical Offices	9230 SW 40th St	Ascot Park	Olympia Heights	1965	X	Postwar Modern	Office	Medium
DA19938	J&B Building (current: Shopping Plaza)	9252 SW 40th St	Ascot Park	Olympia Heights	1975	X	Modern Mansard	Building/Professional Shopping Plaza/Office	Medium
DA19939	Former: Van Orsdel's Mortuary (Current: Southeast Veterinary Neurology)	9300 SW 40th St	Ascot Park	Olympia Heights	1966	X	Postwar Modern	Mixed Use Commercial/Retail	Medium
DA19940	Kinney Shoes (Current: Bird Road Shoppe)	8370 SW 40th St	Ascot Park	Olympia Heights	1970	X	Mimo Commercial	Commercial/Retail	High
DA19941	Trulieve Olympia Heights Dispensary	9578 SW 40th St	El Dorado Plains Sub	Olympia Heights	1965	X	Postwar Modern	Commercial/Retail	High
DA19943	Bird Road Car Accessories	9000 Bird Rd	Olympia Gardens	Olympia Heights	1967	X	Mimo Commercial	Commercial/Retail	High
DA19944	Frankie's Pizza	9118 SW 40th St	Olympia Gdns	Olympia Heights	1950	X	Masonry Vernacular Mansard	Commercial/Retail	Medium
DA19945	Reliable Radio & TV (current: Casa Blanca Mattress & Furniture Gallery)	9193 SW 40th St	Olympic Hgts	Olympia Heights	1963	X	Mansard	Commercial/Retail	High
DA20642	Bird Bowl Bowling Center (Resource Group)	9209 SW 40th St	No Data	Olympia Heights	1956	X	Postwar Modern	Commercial/Retail	High
DA11586	Royal Palm Elementary	4200 SW 112th Ct	Westwood Lake	Westwood Lakes	1956	X	Contemporary	Education	High
DA19946	Little Shaver. Current: Little Heroes Academy	11165 SW 40th St	No Data	Westwood Lakes	1968	X	Concrete Shell	Commercial/Retail	High
DA19947	Hope Chapel Miami	10600 SW 40th St	No Data	Westwood Lakes	1971	X	Postwar Modern	Religious	High
DA20111	Current: La Variada Flowers Store (Former: Farm Store)	10737 SW 40th St	No Data	Westwood Lakes	1959	X	Mimo Commercial	Commercial/Retail	High
DA20594	Westwood Lake (Resource Group)	Various	Westwood Lake	Westwood Lakes	1955	X	Postwar Miami Bungalow	Postwar Tract Home Subdivision	High
DA19949	Olympia Heights Elementary	9797 SW 40th St	No Data	SW 34th St/SW 104th Ave	1953	X	Postwar Modern	Education	Medium
DA19950	Pizza Hut	10691 Bird Rd	No Data	SW 34th St/SW 104th Ave	1965	X	Pavilion	Commercial/Retail	High
DA19951	Goldland Plaza	10501 SW 40th St	No Data	SW 34th St/SW 104th Ave	1982	X	Mansard	Shopping Plaza	Medium
DA19952	Shopping Plaza	9801 SW 40th St	No Data	SW 34th St/SW 104th Ave	1953	X	Postwar Modern	Shopping Plaza	Medium
DA19953	Southern Bell (Current: Schoolhouse Preparatory Wolfpack)	3800 SW 108th Ave	Fryd Center	SW 34th St/SW 109th Ave	1970	X	Mansard	Adapted Use	High
DA19954	Concord Shopping Plaza	11241 SW 40th St	Shell Sub	SW 34th St/SW 109th Ave	2011	X	Postwar Modern	Shopping Mall	Medium
DA20595	Apartamentos Asturias Court (Resource Group)	3995 SW 108th Ave	No Data	SW 34th St/SW 109th Ave	1971	X	Mission	Multifamily/Garden Apartments	Medium

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DA19955	Yesterday and Today Records	6340 SW 40th St	Bird Road Ests Amd	Out of Bound	1975	X	Late Modern	Shopping Plaza	Medium
DA19956	Olympia Heights Methodist Church (current: True Vine Christian Church) Shopping Plaza	3801 SW 97th Ave	Breezy Acres	SW 93rd Ct/SW 32nd St	1963	X	New Formalism	Religious	High
DA19957		9501 SW 40th St	Breezy Acres	SW 93rd Ct/SW 32nd St	1959	X	Postwar Modern	Shopping Plaza	Medium
DA19959	Christopher Columbus High School	3000 SW 87th Ave	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA19960	St Brendan Catholic Church	8725 SW 32nd St	St Brendan St John Vianney Plat	West Coral Gables	1963	X	California	Religious	High
DA19961	St Brendan Catholic Elementary School	8755 SW 32nd St	West Coral Gables	West Coral Gables	1965	X	Postwar Modern	Education	High
DA20005	Christopher Columbus/St Brendan/St. John Vianney (Resource Group)	Various	Christopher Columbus High School	West Coral Gables	1963	X	Postwar Modern	Education	High
DA10049	Executive Airport Hotel	6700 NW 13th St	Semrocsa 4Th Addn	Miami International Airport	1956	O	Mansard	Moleí	Medium
DA19964	St. Dominic Catholic church	5909 NW 7th St	No Data	Miami International Airport	1963	X	Postwar Modern	Religious	High
DA20596	Milam Warehouse (Resource Group)	7251 NW 12th St	Milam Warehouse Condo	Miami International Airport	1978	X	Late Modern	Industrial Park	Medium
DA20597	Miami International Airport and International Cargo Center (Resource Group)	Various	No Data	Miami International Airport	1928	X	Mixed	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA19966	Comep USA, Inc.	1301 NW 89th Ct	Mayan Sub	Airport Industrial Center	1972	O	Postwar Modern	Industrial	Medium
DA19967	El dorado furniture ofc bldg	1255 NW 72nd Ave	No Data	Airport Industrial Center	1968	X	Postwar Modern	Industrial	Medium
DA19968	Air Sea Shipping	1955 NW 72nd Ave	No Data	Airport Industrial Center	1976	X	Postwar Modern	Industrial	Medium
DA19969	El Dorado Furniture - Airport Boulevard	1260 NW 72nd Ave	No Data	Airport Industrial Center	1980	X	Brutalism	Industrial	High
DA20598	The Landing (Resource Group)	Various	Airport Corporate Center	Airport Industrial Center	1981	O	Late Modern	Office and Industrial Park	High
DA20599	America's Gateway Park Industrial Park (Resource Group)	Various	Americas Gateway Park Sec 1 Americas Gateway Park Sec 2	Airport Industrial Center	1979	O	Mixed	Industrial Park	Medium
DA20600	Dade Central Service Building Complex (Resource Group)	9300 NW 13th St	Dade Central Service Centers Amd Plat	Airport Industrial Center	1972	O	Industrial Vernacular	Industrial Park	High
DA20601	Expressway Industrial Park (Resource Group)	Various	Expressway Industrial Park	Airport Industrial Center	1976	O	Mixed	Industrial Park	Medium
DA20602	Miami Airport Industrial Park (Resource Group)	Various	Miami Airport Industrial Park First Addn To Commerce Park	Airport Industrial Center	1968	X	Industrial Vernacular	Industrial Park	Medium
DA20603	Lago Industrial (Resource Group)	Various	Lago Industrial	Airport Industrial Center	1980	O	Mixed	Industrial Park	Medium
DA20605	Miami International Commerce Center (Resource Group)	Various	Miami International Commerce Center Sec 4 Miami International Commerce Center Sec 5	Airport Industrial Center	1981	O	Mixed	Industrial Park	Medium
DA20606	Albizu University/Doral Academy Elementary (Resource Group)	2173 NW 99th Ave	Miami Intl Commerce Ctr Sec 13 Dade Division A H S Corporation Beacon At Nw 97 Avenue	Vanderbilt Park	1969	X	Brutalism	Education	High
DA20607	Miami Free Zone Industrial (Resource Group)	Various	Miami Free Zone Replat	Vanderbilt Park	1979	X	Postwar Modern	Industrial Park	Medium
DA19970	La Gran Colombia Travel	7630 W Flagler St	Flagami 2Nd Addn Corrected Plat	W Flagler St	1961	X	Contemporary	Postwar Single Family Home	Medium
DA19971	Aquarius	225 NW 72nd Ave	No Data	W Flagler St	1971	X	Catwalk/Neo Greek Revival	Multifamily/Garden Apartments	High
DA19972	Apartment Complex	399 NW 72nd Ave	Villas San Miguel Condo	W Flagler St	1973	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA19973	Miami Masjid	295 Northwest Dr	Winona Park 1St Addn	W Flagler St	1950	X	Ranch	Religious	Medium
DA19974	Triangle Shopping Center	7301 W Flagler St	Winona Park 1St Addn	W Flagler St	1961	X	Late Modern	Shopping Plaza/Office Mixed Use	Medium



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DA19975	Food City Market (Current: Latin American Market)	7365 W Flagler St	Winona Park 1St Addn	W Flagler St	1946	X	Masonry Vernacular	Commercial/Retail	Medium
DA19976	Airport Executive Tower 1	1150 NW 72nd Ave	Wood Farms	W Flagler St	1973	O	Postwar Modern	Office Building	High
DA19977	Airport Executive Tower 2	7270 NW 12th St	Wood Farms	W Flagler St	1981	X	Postwar Modern	Office Building	High
DA19978	Ramada Inn Current: Days Inn	7250 NW 11th St	Wood Farms	W Flagler St	1973	X	Postwar Modern International Style	Hotel	Medium
DA20608	Apartment Complex (Resource Group)	525 NW 72nd Ave	Almeida Tr Rev	W Flagler St	1975	X	Late Modern	Multifamily/Apartment Building and Complex	Medium
DA20609	Flagami (Resource Group)	Various	Flagami 2Nd Addn Flagami 2Nd Addn Corrected Plat	W Flagler St	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA20610	Lago Condominio (Resource Group)	295 NW 72nd Ave	Lago Condo	W Flagler St	1973	X	Postwar Modern	Multifamily/Apartment Building and Complex	Medium
DA20611	Winona Park (Resource Group)	Various	Winona Park 1St Addn	W Flagler St	1925	X	Mixed	Postwar Built-out of a Prewar Subdivision	Medium
DA19990	Shopping Plaza - All Bakery	300 SW 109th Ave	J L L P Sub	Sweetwater	1973	O	Mansard	Shopping Plaza/Residential Mixed Use	Medium
DA19991	Biltmore Plaza Shopping Center (current: Flagler 103 Shoppes)	10300 W Flagler St	Le Mans Sub	Sweetwater	1977	X	Mansard	Shopping Plaza/Office Mixed Use	Medium
DA19992	Jose Marti statue	SW 115th Ave	No Data	Sweetwater	1981	O	Not Applicable	Public Art	High
DA19993	Beien Jesuit Preparatory School (Resource Group)	500 SW 127th Ave	No Data	Sweetwater	1981	O	Brutalism	Education	High
DA19994	Conchita Espinosa Conservatory Of The Arts	12975 SW 6th St	Sweetwater Ests Sub	Sweetwater	1979	O	Postwar Modern	Education	Medium
DA19995	Sweetwater Police Station	500 SW 109 Ave	Sweetwater Groves	Sweetwater	1977	O	Late Modern	Civic	High
DA19996	Miami Christian School	200 NW 109th Ave	Sweetwater Groves	Sweetwater	1958	O	Brutalism	Education	Medium
DA19997	Sweetwater Baptist Church/Iglesia Bautista de Sweetwater	11132 SW 3rd St	Sweetwater Groves	Sweetwater	1950	O	Postwar Modern	Religious	Medium
DA20111	Farm Store	11190 W Flagler St	Sweetwater Groves	Sweetwater	1977	O	Mimo Commercial California	Commercial/Retail	High
DA20612	Casa Grande Condo (Resource Group)	Various	Casa Grande Condo	Sweetwater	1979	O		Duplex Patio Homes	Medium
DA20613	Laguna Club Condominiums (Resource Group)	318 NW 107th Ave	Laguna Club Condo	Sweetwater	1981	X	Mansard	Multifamily/Townhouses	High
DA20614	Sweetwater Estates (Resource Group)	Various	Sweetwater Ests Sub	Sweetwater	1927	O	Mixed	Postwar Subdivision	Medium
DA20615	Sweetwater Groves (Resource Group)	Various	Sweetwater Groves	Sweetwater	1925	O	Mixed	Prewar Subdivision	Medium
DA20616	Sweetwater Park (Resource Group)	Various	Sweetwater Park	Sweetwater	1979	O	California	Duplex Patio Homes	Medium
DA20617	Sweetwater Villas (Resource Group)	Various	Sweetwater Villas	Sweetwater	1980	X	California	Duplex Patio Homes	Medium
DA20618	Villas Townhouses of Sweetwater (Resource Group)	Various	Villas Townhouses Of Sweetwater Condo	Sweetwater	1974	O	Mansard	Multifamily/Townhouses	Medium
DA20643	Lil Abner Mobile Home Park (Resource Group)	Various	Sweetwater Groves	Sweetwater	1971	X	Mixed	Trailer and Mobile Home Park	High
DA06453	Tamiami Canal (Resource Group)	Tamiami Canal	No Data	Tamiami	1920s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA11528	North Line Canal (Resource Group)	North Line Canal	No Data	Tamiami	1930s	O	Not Applicable	Infrastructure/Bridge, Canal, Electrical, Rail & Air, Telephone, Water & Sewer	High
DA20621	University Lakes (Resource Group)	Various	No Data	Tamiami Lakes	1971	O	Mixed	Trailer and Mobile Home Park	High
DA20622	Tamiami Lakes (Resource Group)	Various	Tamiami Lakes Sec 1 Tamiami Lakes Sec 2 Tamiami Lakes Sec 4 Tamiami Lakes Sec 5 Tamiami Lakes Sec 6	Tamiami Lakes	1977	O	Mixed	Patio Homes	High
DA20623	Tamiami Lakes Townhouse (Resource Group)	Various	Tamiami Lakes Townhouse Sec 1	Tamiami Lakes	1980	O	California	Multifamily/Townhouses	High
DA19998	Krome Detention Center	18201 SW 12th St	No Data	Tamiami Trail	1965	X	Mixed, none dominant	Civic	High
DA19979	The Centre at Waterways	8700 W Flagler St	8700 Flagler Sub	Fontainebleau Park	1980	O	Postwar Modern	Office Building	High

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DA19980	Shopping Plaza - Blue Grotto	9610 Fontainebleau Blvd	Bleau Grotto Villas	Fontainebleau Park	1973	O	Mansard	Shopping Plaza	High
DA19981	E. W. F. Stirrup Elementary	330 NW 97th Ave	Fontainebleau Park West Sec 5	Fontainebleau Park	1976	X	Postwar Modern	Education	High
DA19982	Florida Power and Light Co. (Current: The Current Miami)	9250 W Flagler St	Fp&L Center	Fontainebleau Park	1974	X	Late Modern	Office Building	High
DA19983	The Big Five (Resource Group)	600 SW 92nd Ave	No Data	Fontainebleau Park	1970	O	Mixed, none dominant	Civic	High
DA19984	Tropical Telco Federal Credit Union	8000 NW 7th St	Tropical Telco	Fontainebleau Park	1981	O	Brutalism	Office Building	Medium
DA20633	Fairway Lakes Village (Resource Group)	Various	Fontainebleau Park West Villas	Fontainebleau Park	1981	X	California	Patio Homes	Medium
DA20634	Fontainebleau Park (Resource Group)	Various	The Pineside Sub Indian Summer Vlg Condo Ph 1 Thru 6 Indian Lake Village II Condo Ph 1 Thru 6 Golfview Club @ Fontainebeau Pk Condo	Fontainebleau Park	1979	X	Mixed	Community Planning	High
DA20635	Lennar Executive Center (Current: QUATTRO) (Resource Group)	Various	Lennar Executive Center 2Nd Addn	Fontainebleau Park	1982	X	New Formalism	Office Park	High
DA19985	Seminole Elementary	121 SW 78th Pl	Flagami 3Rd Addition	Fontainebleau	1955	O	Postwar Modern	Education	High
DA19986	Bank of America	7760 W Flagler St	Flagami 3Rd Addn Corrected Plat	Fontainebleau	1974	O	Late Modern	Office Building/Bank	Medium
DA19987	FIU-Engineering Center	10575 W Flagler St	Richardson-Kellett Land Co Sub	Fontainebleau	1980	X	International Style	Office Building	High
DA19988	Truist	7900 W Flagler St	Flagami 3Rd Addn	Fontainebleau	1981	O	Late Modern	Office Building/Bank	Medium
DA19989	Sweetwater Chapel (current: Our Lady of the Divine Providence Catholic Church)	10205 W Flagler St	Our Lady Of The Divine Providence Tract	Fontainebleau	1979	O	Masonry Vernacular	Religious	High