

Altos Del Mar, Florida

regulatory permitting



Altos del Mar is the only remaining single family residence oceanfront community located within the City of Miami Beach. The Altos del Mar project is comprised of the redevelopment of six lots for luxury single family residences. Existing onsite structures were slated for demolition and replacement with customized three-story single family homes; each with an individual swimming pool, spa, and appurtenant structures/activities.

Coastal System provided permitting services for the development project, which included individual Coastal Construction Control Line (CCCL) permits from the Florida Department of Environmental Protection (DEP) for each of the six lots. Special care was taken while addressing the onsite excavation seaward of the CCCL, as the DEP code requires that the material remain onsite post-construction. As such, Coastal Systems worked closely with the design team to balance excavated material at each of the sites, within the confines of the pool deck and the Erosion Control Line to the East. In addition, Coastal Systems obtained Florida Fish and Wildlife Conservation Commission (FWC) exterior lighting approval associated with the CCCL permitting process, as the residences are situated adjacent to a marine turtle nesting beach. This creates special lighting considerations to minimize light from becoming visible from the nesting beach.

Coastal Systems reviewed the structural design elements for compliance with Florida Building Code (FBC) coastal regulations as interpreted and implemented by the City of Miami Beach. As part of the review, Coastal Systems provided engineering modeling services to determine the anticipated impacts of a 100-year storm event on several of the structures. These analyses provided the anticipated wave crest heights, as well as the eroded profiles, associated with a 100-year storm event on the individual lots. The analyses can be used to adjust the first habitable floor elevation for a site, per FBC coastal regulations.



Residences Under Construction



Pre-Construction Residential Lots

Client: Altos del Mar, Ltd.

Location: Miami Beach, Florida

Date of Completion: Ongoing

Construction Cost: N/A

