

Element, Florida



regulatory permitting

Coastal Systems International, Inc. provided coastal engineering consulting services to secure a Conditional Letter of Map Revision (CLOMR) for the Element condominium development. The CLOMR allowed for a change in the Federal Emergency Management Agency (FEMA) flood zone from a VE to an AE designation. Coastal Systems also conducted a seawall inspection and stability analysis for the site. Coastal Systems prepared a site-specific wave height analysis using the FEMA wave height analysis for flood insurance study (WHAFIS) model and designed a replacement bulkhead for the site, processing the required permits for the seawall replacement.

The purpose of the CLOMR is to provide conditional approval of revision to the FEMA FIRM map to correctly reflect the proposed site improvements, which included the replacement of an existing seawall, and their impact on the site specific WHAFIS. Prior to proposing a seawall replacement, Coastal Systems conducted a seawall investigation to determine the health of the existing wall.

After concluding that the existing wall was in poor condition, Coastal Systems developed a design to replace the existing wall and address potential mitigation requirements of the Miami-Dade County Department of Environmental Resource Management (DERM). In order to replace the seawall, permits were required from the Department of Environmental Protection, the U.S. Army Corps of Engineers and DERM. Coastal Systems Environmental/Permitting Department processed the required permits on behalf of the Developer.



New Seawall



Reinforcement for New Cap

Client:	Brack Capital Real Estate, Inc.
Location:	Miami, Florida
Date of Completion:	2007
Construction Cost:	\$350,000

