

# Flagstone Island Gardens, Florida



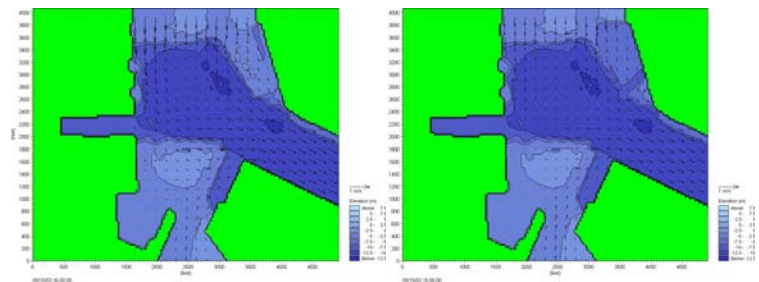
regulatory permitting

Coastal Systems International Inc., designed and permitted a 50 slip mega-yacht harbor at the Flagstone Island Gardens development on Watson Island in the City of Miami. This \$430 million waterfront project is being developed as a public-private partnership between the City of Miami and Flagstone Properties, LLC. In addition to the marina, the mixed-use development combines a fish market, two hotels, retail, dining, entertainment, cultural facilities and civic art in an intimate village setting facing the mega-yacht harbor on Biscayne Bay.



Conceptual Design

Coastal Systems has conducted field investigations consisting of above/below water bulkhead assessments and hydrographic surveys at the marina site. Marine resource surveys have also been conducted to document resources that may be impacted by the proposed marina project, such as seagrass. Coastal Systems evaluated slip design alternatives to meet economic objectives for the project and to address project environmental impact minimization requirements.



Pre-construction HD Model

Post-construction HD Model

Permits have been obtained from the regulatory agencies that have jurisdiction over the project, including the U.S. Army Corps of Engineers, South Florida Water Management District and Miami-Dade DERM (Department of Environmental Resources Management). Coastal Systems coordinated the development consultant team that included environmental attorneys, engineers, architects, fuel and retail/marketing experts to ensure design consistency. In addition, homeland security issues were addressed due to the projected international use of the marina and proximity to the Port of Miami.

Coastal Systems prepared full construction documents which incorporated details for dredging, floating and fixed docks, security, and full marina utilities including lighting, fire protection, potable water, fuel, and sewage pump-out facilities.

<b>Client:</b>	Flagstone Properties
<b>Location:</b>	Miami, Florida
<b>Date of Completion:</b>	2009 (Est.)
<b>Construction Cost:</b>	\$22,000,000 (Marine works)

