

Loews Hotel, Florida

regulatory permitting



The Loews Miami Beach Hotel opened in December of 1998 and was the first new hotel on the beach in 30 years. The hotel, which is surrounded by art deco architecture, is just four blocks from the convention center. Loews has 6 restaurants/lounges.

Coastal Systems International, Inc. provided various permitting services including conceptual design/pre-application meetings, the “Notice to Proceed”, DEP (Department of Environmental Protection) Construction and Marine Turtle applications.

Coastal engineering services were also offered such as the analysis of the 100-Year Storm Impact and Hydraulic Flows. The National Flood Insurance Program’s guidelines do not permit below-grade areas in an A-Zone to be used for any purposes other than parking, building access and storage.

For Loew’s Miami Beach Convention Center and Hotel, Coastal Systems worked closely with FEMA (Federal Emergency Management Agency) and City staff to demonstrate that the building could be classified as a multi-use facility. Contingent upon the provision that the subterranean level be flood-proofed, FEMA issued a letter of support based upon Coastal Systems classification of the structure which allowed the below-grade areas to be utilized for the hotel’s “back-of-house” requirements such as laundry facilities, employee lockers, lounges, and a cafeteria.



Street Level View of Loews



Loews Pool

Client:	Loews Miami Beach Hotel
Location:	Miami Beach, Florida
Date of Completion:	2000
Construction Cost:	N/A

