

Sole on the Ocean, Florida



regulatory permitting

The Sole on the Ocean hotel/condominium is located on the 2.5-mile barrier island of Sunny Isles Beach, bounded by the Intracoastal Waterway and the Atlantic Ocean. The development project includes a 24-story, 147-unit hotel/condominium with tri-level understructure parking garage, swimming pool, spa and dune restoration activities.

Coastal Systems provided coastal environmental permitting services for the site, securing the Coastal Construction Control Line (CCCL) permit from the Florida Department of Environmental Protection (DEP). As part of the CCCL permit process, Coastal Systems conducted a seawall investigation to verify that the proposed pool location would not impact existing tiebacks or interfere with the maintenance of any existing structural system for the armoring structure. In addition, Coastal Systems provided engineering modeling services to determine the anticipated impacts of a 100-year storm event on the structures. This analysis provided the anticipated wave crest height, as well as the eroded profile, associated with a 100-year storm event.

Coastal Systems obtained Florida Fish and Wildlife Conservation Commission exterior lighting approval. Special lighting considerations were required pertaining to the type of light fixture and position to minimize the light source from becoming visible from the marine turtle nesting beach. In addition, Coastal Systems reviewed the structural design elements for compliance with Florida Building Code coastal regulations as interpreted and implemented by the City of Sunny Isles Beach.



Sole on the Ocean Beach Side



Pool and Deck Area

Client:	17315 Collins Avenue, LLC
Location:	Sunny Isles Beach, Florida
Date of Completion:	2008
Construction Cost:	N/A

