Trump Redevelopment, Florida

regulatory permitting

The Trump Redevelopment project consisted of three phases: Trump Palace Condominium, Trump Royale Condominium, and Trump Sonesta Hotel.

Trump Palace Condominium consisted of the construction of a 45 story, 278 unit tower with tri-level understructure parking garage, cabanas, swimming pool, spa, water features, and associated activities.

Trump Royale Condominium included the construction of a 45 story, 391 unit tower on a bi-level garage pedestal, swimming pool and spa atop the garage, on-site and off-site dune enhancement activities, and associated activities.

For both the Palace and Royale Condominiums, Coastal Systems obtained the Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL) Permits as required for structures and activities that cross seaward of the CCCL. Lighting plans, for exterior building and landscape lighting, were approved by the Florida Fish and Wildlife Conservation Commission (FWC) as part of the CCCL permit process.

Coastal engineering analyses were provided to determine the anticipated impacts of a 100-year storm event on the structures. The 100-Year Storm Impact Analysis provided the anticipated wave crest height, as well as the eroded profile associated with a 100-year storm event. A Wave Load Analysis was also conducted to provide the wave load forces on vertical walls and columns during a 100-year storm event.

Additionally, Coastal Systems provided DEP CCCL permitting services for the Trump Sonesta Hotel to construct a shaded seating area seaward of the hotel and to provide dune enhancement activities, landscaping, and lighting activities on site. The lighting activities/plans were also approved by the FWC as part of the CCCL permit process.

Trump Palace Tower Beach Side

Trump Palace and Royale Towers

Client:	Royale Development Holdings, LLC Residences at Ocean Grande, Inc. Sunny Isles Luxury Ventures, Inc.
Location:	Sunny Isles Beach, Florida
Date of Completion:	Ongoing
Construction Cost:	N/A