



Currents

FALL 2013



ARQUITECTONICA



Oceana
The Palace at Coral Gables
Alta Congress
ShoreCrest Club
Horace O'Bryant School

Faro Blanco Resort
Beach Place
Coastal Cares

South Florida's Rebound Gains Momentum

As the economy rebounds in south Florida, we are seeing an increase in construction starts across many of the market sectors we serve. Coastal has recently completed five projects, has fifteen more currently under construction and is starting another five in the next few months. We are pleased to feature a few of these in this issue of "Currents".

Featured on the cover is Oceana, a luxury condominium being built by *Coastal Condominiums* for Consultatio Key Biscayne of Argentina.

Coastal Construction Company just recently completed The Palace at Coral Gables for The Palace Group, an exquisite choice for seniors desiring both independent and assisted living options with all the amenities of a luxury hotel.

You will also read about a project we recently completed in Palm Beach County. *Coastal Construction Company* received the final CO for Alta Congress, a rental community near downtown Delray Beach, for Wood Partners, one of our most valued repeat clients.

In Key West, *Coastal Construction Company* has recently completed the Horace O'Bryant School for the Monroe County School District. The project is a replacement school which involved demolition, renovations and new construction. And to the north in Marathon, *Coastal Construction Company* has just broken ground on Faro Blanco Resort and Yacht Club, a Hyatt Place Hotel being built for the Spottswood family, one of our long-time repeat clients.

On Sunny Isles Beach, *Coastal Construction Company* has finished renovating the interiors of Beach Place, a coastal urban apartment community for Jamestown US Properties. And on 79th Street overlooking Biscayne Bay, we are also building ShoreCrest Club, a rental community for Upper East Side Miami LLC.

Finally, we are proud to highlight two more of the most recent beneficiaries of *Coastal Cares*, our philanthropic arm.

Thank you for reading this issue of "Currents" and, as always, we welcome and appreciate your comments and suggestions.



Tom Murphy, Jr.
Chairman and CEO

**"It's Not Just Business...
It's Personal."**

Oceana: Island Paradise – Village East



Rotunda at main entrance

Coastal Condominiums is building Oceana Key Biscayne, a luxury condominium on the last available development site on this exclusive barrier island just off the coast of downtown Miami.

Constructed for Consultatio Key Biscayne of Argentina, and designed by internationally acclaimed Arquitectonica, this sixteen-story building and two-story underground parking garage is situated on 10.3

acres of pristine oceanfront property. The units range in size from 1,740 to 7,680 square feet and include twelve independent two-story villas, and 142 condominium units, including eight penthouse units. Each of the four upper penthouse units has its own private swimming pool.

The lobby, restaurant, spa and public spaces were created by celebrated designers Yabu Pushelberg of Toronto and New York.

“A successful project is about team work. I found a very good teammate in Coastal. A project is not just a group of companies working together – It’s a group of people sharing their passion to achieve one goal. Thanks for being on our team.”

Marcos Corti Maderna
Consultatio Real Estate
CEO



Oceanview at Oceana

A Palace for the City of Coral Gables



PHOTOS BY MIAMI IN FOCUS

Lobby



Library

There is a new Palace in the heart of the “City Beautiful”. Constructed by *Coastal Construction Company* for the Shaham family, owners and operators of The Palace Group, The Palace at Coral Gables offers the epitome of senior living at its finest.

With both independent and assisted living options, there are 243 residences, full-service gym, physical therapy center, theater,

pool/spa area, beauty salon and 24-hour staff.

Designed by award-winning firm, Fullerton Group Architects of Coral Gables, the facility includes an eight-level parking garage across the street from the Mediterranean-styled structure.

The luxurious interiors are reminiscent of the George V Hotel in Paris and were provided by Howard Design Group, Coconut Grove.



Indoor pool



The Palace at Coral Gables



Residential Luxury: Wood Partners Style



Alta Congress, Delray Beach

Serving the building needs of Palm Beach County, *Coastal Construction* just completed Alta Congress, a rental community near downtown Delray Beach, and our third project for Wood Partners, one of the nation's top multi-family developers.

Consisting of 369 units in five connecting mid-rise buildings built around a

four-story parking garage, the community's amenities include a clubhouse, pool, fitness and business centers, playground and dog park.

Designed by Womack and Hampton Architects of Dallas, the interiors were provided by Design Environments of Kennesaw, Georgia.



Clubroom / Resident Lounge



Kitchen

An Oasis On Biscayne Bay

Overlooking Biscayne Bay, ShoreCrest Club is being built by *Coastal Construction Company* for Upper East Side Miami LLC and Adler Development.

A residential apartment building designed by Cohen Freedman Encinosa & Associates, ShoreCrest Club is located on the former site of the historic Mike Gordon's Seafood Restaurant, and will have 469 one- and two-bedroom units, pool, fitness center, lounge, meeting, retail and restaurant space, and a seven level parking garage.



ShoreCrest Club, Miami

"We have been extremely impressed with Coastal Construction's performance on the ShoreCrest Club project. They have demonstrated an ability to efficiently execute the construction plan by hiring best in class professionals and subcontractors."

David S. Adler
President, Adler Development

The Keys To Education



Gymnasium

“Coastal Construction was continuously working aggressively to overcome setbacks that could have paralyzed and delayed the project. Phase 1 was delivered on-time and the last two buildings of Phase II were completed two months ahead of schedule.”

Rick Z. Smith

Rick Z. Smith & Associates Architects

“We are excited to get construction underway for Faro Blanco Resort and Yacht Club, and are pleased to be working once again with Coastal. We have a long relationship with the Murphy family and are very comfortable that the product will be delivered on time and on budget.”

Robert Spottswood

President
Spottswood Hotels, Inc.



PHOTOS BY MIAMI IN FOCUS

Horace O'Bryant School, Key West

Horace O'Bryant School in Key West, serving grades K through 8, was completed in June by *Coastal Construction*. This phased construction project was a replacement school which included seven new buildings and the renovation of two existing buildings, two new

classroom buildings, gym, media center, music, food service, administration and locker buildings.

Designed by Rick Z. Smith and Associates Architects of Tampa, the structures are designed to withstand 190 MPH wind speed.

Hyatt Place Coming To Marathon



Faro Blanco Resort and Yacht Club

In September *Coastal Construction Company* broke ground on the new Faro Blanco Resort and Yacht Club, located bayside in Marathon, for the Spottswood family, a Coastal client for four decades.

A 125-room Hyatt Place Hotel, the project also includes the renovation of its

lighthouse, and the rebuilding of the marina, which was damaged during Hurricane Wilma.

Designed by award-winning architect Thomas E. Pope, P.A. of Key West, the interiors are the work of Howard Design Group, Coconut Grove.

Beach Place: A Coastal Urban Retreat



Beach Place, Sunny Isles Beach

Coastal Construction recently completed renovating the interiors of 308 one- and two-bedroom rental residences at Beach Place for Jamestown US Properties Corp.

Located on North Bay Road between A1A and Florida's Intracoastal Waterway, Beach Place is a coastal apartment community in the heart of Sunny Isles Beach that offers an upscale living environment with a neighborhood feel. Working while the buildings were occupied, Coastal renovated twenty-one units per month, assuring an on-time completion for the fully leased community.

Designed by NC Studio of Miami, there are four unit types ranging in size from 872 to 1,182 square feet.



“Coastal provided a consistent presence throughout a highly complicated redevelopment of 308 apartment units. The quality of construction was exceptional, and the often overlooked back end services were top notch, which allowed us to track costs accurately. Throughout all of this, Coastal was nimble enough to take on a host of side projects that we requested of them, all completed with ease.”

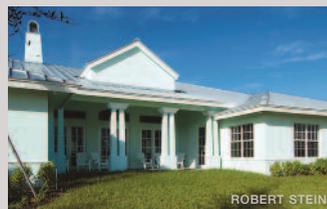
Pierce Lancaster
Vice President
Jamestown Properties



Coastal Cares, the philanthropic arm of Coastal, continues to support organizations within the south Florida community. Two of these charities are highlighted in this issue.

SHERIDAN HOUSE FAMILY MINISTRIES

Coastal is a proud supporter of Sheridan House, a faith-based organization in Broward County, which ministers to families, young boys, girls and single moms in crisis. Coastal has taken a very active role, with our president Dan Whiteman, serving on its Board, and through not only monetary support for its fundraisers throughout the year, but also with in-kind services during a recent construction campaign. Coastal's support does not end there – our team members also generously contribute to its toy, food and clothing drives each year, enabling single moms to provide for their children for school, the Thanksgiving and Christmas holidays. To learn more, go to www.sheridanhouse.org.



Residential boys care facility

AMERICAN HEART ASSOCIATION

With people living longer, there are few, if any families, who have not been affected by heart disease or the ravaging effects of stroke. A financial supporter of both the American Heart Association and the American



Coastal team

Heart & Stroke Association for the past seven years, Coastal vice president Tim Sterling, rallied our troops to support the Heart Walk, the premier event of the American Heart Association at FIU's main campus in Miami. We not only participated with a team and raised funds, we also provided a healthy snack to all those who walked to raise awareness and celebrate progress in the fight against this country's no.1 and no.4 killers. For more information, go to www.heart.org.

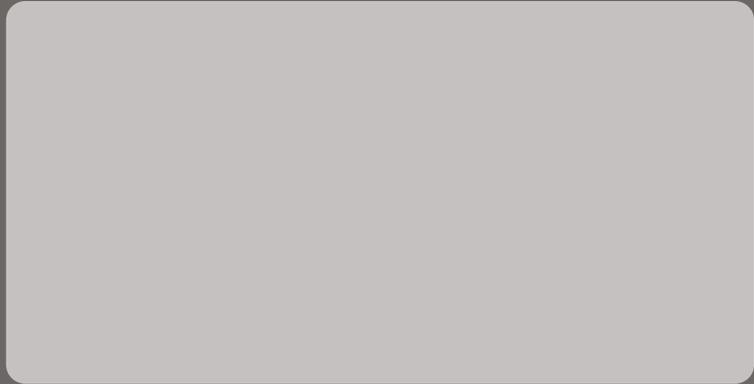


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**“It’s Not Just Business...
It’s Personal.”**



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