



# Currents

FALL 2016

Residences By  
Armani/Casa

Midtown 29

NOMA

Le Palais Royal

Miami Country  
Day School

Coastal Cares

RESIDENCES BY  
ARMANI/CASA



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

## Diverse Portfolio Entering 2017

Welcome to *Coastal Construction Group's* fall 2016 issue of "Currents". As the year draws to a close, we are completing some of the finest projects in South Florida and are well positioned to enter 2017 with a diverse portfolio of work.

On the cover is Residences by Armani/Casa, a stunning residential tower in Sunny Isles Beach and the ultimate definition of collaboration from developers Jorge Perez and Gil Dezer, right down to the designers. Being built by *Coastal Condominiums*, The Residences of Armani/Casa is sure to be an exquisite addition to South Florida's lifestyle.



You will also read about Midtown 29, a residential rental community located in the Wynwood and Edgewater neighborhoods of Miami, now known as Midtown, being built by *Coastal Construction* for the Morgan Group of Houston.

*Coastal Construction* is about to break ground on NOMA, the first new residential development in the eastern portion of North Miami Beach in over 40 years, and the fourth project we have worked on with Jay Jacobson of Eden Multifamily.

On the residential front, *Coastal Homes* is completing Le Palais Royal, a 60,000 square foot residence in Hillsboro Beach, reminiscent of Versailles, which has the distinction of being one of the most expensive real estate listings in the United States.

Serving the educational sector, *Coastal Construction* has just recently completed the renovation and remodeling of Miami Country Day School's Spectrum Building and Building 6 in northeast Miami, which is home to their Science and Technology Learning Center.

With a strong belief in supporting the community which supports us, *Coastal Cares* continues to contribute and make a difference in the lives of our neighbors in South Florida. In this issue, we focus on Best Buddies International and the General's Club, a construction leader's arm of the Boys and Girls Club of Broward County.

As always, we thank you for taking the time to read "Currents" and encourage and appreciate your comments and suggestions.

A handwritten signature in black ink that reads "Tom".

Tom Murphy, Jr.  
Chairman and CEO

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



# Where High Fashion Meets High-Rise Luxury: Residences by Armani/Casa



COURTESY OF RESIDENCES BY ARMANI/CASA

**Beach side cabanas**

Coastal Condominiums is proud to be part of the latest collaboration between long-time clients Jorge Perez, Related Group, and Gil Dezer, Dezer Development. The result: the landmark project Residences by Armani/Casa.

Located in Sunny Isles Beach, this stunning 54-story luxury residential tower will consist of 308 condominium units, plus 28 beachfront cabanas, offering floor-to-ceiling glass and private balconies complete with summer kitchens. Amenities will include an Armani Privé Lounge, fine dining restaurant, cigar room and wine cellar, two-story spa, fitness center and an amenities

deck featuring pool and spas.

Art aficionado-residents will be treated to a professionally curated collection of museum-quality art, including sculptures by Sandro Chia and Sinisa Kukec and works by Venice Biennale artist, Marcelo Legrand.

The design, also a collaborative effort by renowned design professionals Giorgio Armani, Argentine-born architect César Pelli, Swiss landscape artist Enzo Enea, award-winning designers Sieger Suarez Architects, Miami, and Michael Wolk Design Associates, Miami, is sure to appeal to the most sophisticated of buyers.

*“When we brought in the collaborative design talents of Giorgio Armani and César Pelli, and entrusted our friends at Sieger Suarez to deliver the highest level of quality and timeless elegance to South Florida, we knew Coastal Condominiums would bring to fruition our vision for this iconic project.”*

**Eric D. Fordin**  
Vice President  
The Related Group



**Cigar lounge**

*“Representing the third project we have collaborated together on, we trust that Coastal’s uncompromising quality and attention to detail will deliver the style and luxury that is synonymous with the Armani name.”*

**Gil Dezer**  
President  
Dezer Development

# Downtown Lifestyle Comes to Midtown Miami: Midtown 29



**Pool deck**

*“For Morgan’s first high-rise in Miami, we teamed with Coastal due to their reputation and experience in building high-quality residential communities. We are impressed with the caliber of the team assigned to our development and are looking forward to a long lasting relationship.”*

**Alan Patton**  
President  
Morgan Group



**Midtown 29**

Surrounded by Miami’s most dynamic neighborhoods – Midtown, the Design District and the Wynwood Arts District, *Coastal Construction* is building Midtown 29 for multifamily developer, The Morgan Group of Houston.



**Street view**

With quick access to major thoroughfares leading to downtown Miami, Brickell and Miami Beach, this mixed-use development will include over 12,000 square feet of retail space on the ground floor, and an adjacent six-level parking garage. Its luxury residential apartments, ranging from studios to one, two and three bedroom units, will average 839 square feet. The seventh floor amenity deck will include a resort-style swimming pool and spa with private cabanas, outdoor bar, grilling stations, fire pit, and a fitness center equipped with a yoga / spinning studio.

Designed by Stantec Architecture of Miami, Midtown 29 is a 20-story tower and is comprised of 309 units.

# Customer First Results in Fourth Repeat Project: NOMA



## NOMA

Coastal Construction is about to break ground on NOMA North Miami Beach Apartments for EDEN Multifamily and Hunt Companies, our fourth project with owner Jay Jacobson. NOMA is the first project to be developed in the City's new mixed-use town center zoning district, and the first new residential development in the eastern portion of North Miami Beach in more than 40 years.

An institutional quality, market rate mixed-use project, NOMA offers residents a choice of studio to three bedroom apartments, including two-story two and three bedroom townhome units along the Snake Creek Canal, and commercial retail space along 164th Street. The residences of NOMA will be within walking distance of the

regionally famous Lorenzo's Italian Market and the proposed Tri Rail Coastal Link commuter rail.

NOMA was designed by MSA Architects of Miami, with interiors provided by ID & Design International, Fort Lauderdale.



Pool deck at NOMA

*"This is the fourth project I've worked on with the Coastal team – their process is 100% collaborative, from precon through delivery. It is a true team effort with one goal in mind – to deliver the highest quality product on-time and within budget to ownership and ultimately to our residents. They have achieved that goal on every project we have completed together."*

**Jay Jacobson**  
President / CEO  
EDEN Multifamily

## The Versailles of Florida: Le Palais Royal



ROBIN HILL

### Le Palais Royal

*“I’ve been working with Coastal Homes on this amazing project, Le Palais Royal, for seven years. My experience has been very successful. They are professional, dedicated and never fail to listen to the client. They are always ready for a challenge and take whatever actions are necessary to meet deadlines.”*

**Joseph Leone**  
Designer/Developer  
Global Services & Management

Coastal Homes is completing Le Palais Royal, a French inspired palace in Hillsboro Beach. A 60,000 square-foot residence, it has 500 feet of ocean frontage, stretching from the ocean to the Intracoastal Waterway.

Le Palais Royal has 11 bedrooms, 14 full and six half baths, the first-ever designed 3D IMAX residential theater with 18 seats, wine cellar and tasting room, a 4,500

square-foot infinity edge pool with grotto, multiple water features, including a three tier 26-foot fountain, over \$7 million in 22k gold leafing, and dockage to accommodate a 200+ foot yacht.

Le Palais Royal is being built for a private client, represented by Joseph Leone, and has the distinction of being one of the most expensive real estate listings in the United States.



3D IMAX residential theater

# A Science and Technology Learning Center: Miami Country Day School – Spectrum and Building Renovation



**Classroom, Spectrum Building**

Coastal Construction recently completed the renovation and remodeling of Miami Country Day School's Spectrum Building and Building 6.

A college preparatory learning community located in northeast Miami, this is our second project for Miami Country Day School.

Working while school was in session, the scope of work included the total interior demolition of the existing Spectrum Building, and build-out of new science classrooms with the required amenities. The Spectrum Building will temporarily house the high school science labs until the new 100,000 square-foot Science, Technology, Engineering and Mathematics (STEM) Building is completed.

Zyscovich Architects of Miami is the designer.

*"I want to thank each of you for your continued efforts to make certain we got use of this facility by August 15th. The school would have been in a real difficult situation without your success today. You guys are always good for your word, driving straight down the middle and delivering on your promise. Thank you."*

**Gary T. Butts**  
Chief Operating Officer  
Miami Country Day School



Coastal Cares, the philanthropic arm of Coastal, continues to support organizations within the South Florida Community.

## BEST BUDDIES INTERNATIONAL

Founded more than 27 years ago by Anthony K. Shriver, the mission of Best Buddies International is to establish a global volunteer movement to create opportunities for friendships, integrated employment and leadership development for people with intellectual and developmental disabilities.



Coastal first became involved with Best Buddies five years ago and allocates funds each year to support its Annual Miami Gala. To donate or learn more about Best Buddies, visit their website at [www.bestbuddies.org](http://www.bestbuddies.org).

## BOYS AND GIRLS CLUB OF BROWARD COUNTY



Each year, The General's Club, an affinity group of the Boys and Girls Club of Broward County (BGCBC), and comprised of leaders from the construction and building trades industries, holds its Construction Career Day. Twenty plus construction companies participate and lead hands-on activities with the kids. Coastal has led three stations during the past two years, including the General Contracting Station in 2015 and the Bathroom Station in 2016, where a team of Coastal employees completely renovated the bathrooms at the Levine/Slaughter Boys & Girls Club.

The goal of The General's Club is to provide the children who rely on the BGCBC with career goals, while providing the building industry with skilled and determined workers in the building trades through a program which includes training, curriculum, internships and job placement for its members in the building industry. A win-win program, Coastal has supported The General's Club since 2006. To learn more about the program, visit their website at <http://www.bgcbc.org>, or call 954-537-1010.



**Construction Career Day, 2016**

**Coastal Construction Group**  
5959 Blue Lagoon Drive, Suite 200  
Miami, Florida 33126  
305.559.4900  
COASTALCONSTRUCTION.COM

Presort  
First Class  
U.S. Postage  
PAID  
Miami, FL  
Permit No. 3643



*Address Service Requested*



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



*This publication depicts projects built by the Coastal Family of Companies listed at [CoastalConstruction.com](http://CoastalConstruction.com)*