



Currents

WINTER 2015-2016



The Mansions at
Acqualina

Thomas P. Murphy
Design Studio

321 Ocean Drive

Margaritaville

ShoreCrest Club

Coastal Cares



BLUESTEEL

The Mansions at Acqualina

Hospitality, Retail & Housing Markets: Are All Expanding

Welcome to *Coastal Construction Group's* winter 2015-2016 issue of "Currents". Driven by South Florida's expanding markets in hospitality and housing, we have been busy meeting the area's building needs and have featured some of our projects under construction and recently completed.

On the cover is The Mansions at Acqualina, a beautiful addition to the Sunny Isles Beach skyline. Currently the tallest building in Sunny Isles, Mansions is being built by *Coastal Condominiums* and is our second project for The Trump Group.



You will also read about the Thomas P. Murphy Design Studio being built for the School of Architecture at the University of Miami. Named in honor of my late father, my family and I are proud to be able to provide this facility for UM students to learn to design, create and work together.

Coastal Condominiums recently completed 321 Ocean Drive, a luxury residential project in arguably the most famous area of Miami Beach, South of Fifth, or "SoFi". With floor to ceiling glass, 321 Ocean Drive offers its residents spectacular ocean and city views.

Further north at the Hollywood Beach Broadwalk, *CoastalTishman* just completed Margaritaville Hollywood Beach Resort, our first project with partner Tishman Construction, New York. This new South Florida destination resort is sure to be popular with Parrotheads everywhere looking for blue skies, sun and fun.

Built for Upper East Side Miami LLC, Adler Development and the ECI Group, *Coastal Construction Company* has recently completed ShoreCrest Club, a luxury Bayfront rental community. On the former site of the historic Mike Gordon's Seafood Restaurant in North Miami, ShoreCrest Club boasts a marina, full service restaurant and outdoor cooking area.

Finally, we are pleased to highlight two of our most recent beneficiaries of *Coastal Cares*, our philanthropic arm: A Safe Haven for Newborns and Helping Feels Good.org.

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

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

Tom Murphy, Jr.
Chairman and CEO

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



Thomas P. Murphy Design Studio: University of Miami School of Architecture



ARQUITECTONICA

Thomas P. Murphy Design Studio

On October 21st, the University of Miami broke ground on the Thomas P. Murphy Design Studio, named after the father of Coastal's Founder, Chairman and CEO, Thomas P. Murphy, Jr.

The result of a \$3.5 million gift, the 20,000 square-foot building, including outdoor work spaces, was designed by Arquitectonica, led by School of Architecture adjunct faculty member Raymond Fort and founding Principal Bernardo Fort-Brescia.

LEED (Leadership in Energy and Environmental Design) certified, the Studio will accommodate more than 120 students and feature a fabrication lab, state-of-the-art

work stations, student lounge, computer lab, and presentation and review spaces. The innovative design of the building will take advantage of South Florida's natural light and provide a collaborative and creative environment for the students.

According to the School of Architecture's dean, Rodolphe el-Khoury, the new building will be a transformative event for the Architecture School, bringing students together, and will change the way professors in the School of Architecture teach.

Completion for the Thomas P. Murphy Design Studio is scheduled for spring 2017.

The Mansions at Acqualina: South Florida Luxury Redefined



Main lobby



Unit kitchen

“When we set out to build the Mansions, we were determined to be the World’s Finest Residences. Having recently reached TCO, we are absolutely thrilled with the outcome of a beautifully constructed building by Coastal Condominiums, who did a fantastic job. Mission accomplished!”

Jules Trump
Co-Chairman
Trump Group



Grand Salon

Breathtakingly beautiful, The Mansions of Acqualina is *Coastal Condominiums*’ second project for Jules, Stephanie and Eddie Trump of The Trump Group. Located at Collins Avenue just south of 180th Street in Sunny Isles Beach and designed by Cohen, Freedman, Encinosa & Associates of Miami, The Mansions is currently the tallest building in Sunny Isles at just over 650 feet.

Providing unparalleled luxury to the privileged residents who call it home, the residences offer oversized living spaces, ranging in size from 4,029 to 11,268 square feet, with expansive views of the Atlantic Ocean, mere steps away.

Amenity-rich, The Mansions boasts a spa or pool on each unit’s terrace, summer kitchens, private cabanas, cascading waterfalls, seven water features within the common areas, state-of-the-art Hammam Spa, fitness center, private cinema and children’s center. In addition, residents can enjoy privileged access to Il Mulino New York, Costa Grill, AQ by Acqualina and the Acqualina Beach Club.

The public spaces and interiors of the “furniture ready” units are being designed by STA Architectural Group of Miami.

321 Ocean Drive: New York Has SoHo – Miami Has SoFi



321 Ocean Drive

Coastal Condominiums recently put the finishing touches on 321 Ocean Drive, twenty-one luxury residences located in the “SoFi” district of Miami Beach and built for 321 Ocean Drive, LLC.

Designed by celebrated international architect Enrique Norten, Ten Arquitectos of Mexico City and New York, 321 Ocean Drive consists of one five-story and one nine-story structure, including two penthouses and two two-story beach villas.

The residences range in size from 2,330 to 6,100 square feet, and with floor to ceiling glass, offers its residents spectacular Atlantic Ocean and City views. The design

of the residences features floor-through layouts with both east and west balconies in each residence, private elevators and the Oceanfront Terrace residences have 10' deep terraces.

The amenities at 321 include 24-hour concierge, direct beach access, beach service and attendants, an exquisitely landscaped urban oasis designed by Enzo Enea, an elite fitness center and library.

Revelta Architectural International of Miami is the executive architect and Busta Studios of New York is handling the interior design.



West building lobby

“While we have worked with numerous other national and regional general contractors before, our current relationship with Coastal has exceeded our expectations, as confirmed by the accolades from our buyers.”

Eric Nesse

Owner’s Representative
321 Ocean LLC

Margaritaville: It Really is ‘5’ o’clock Somewhere’



Beachfront pool paradise

“Working with the CoastalTishman team for the last two years has been a refreshing experience and their effort to deliver the hotel two months early was outstanding. The CT team has repeatedly performed above our expectation and continues to work tirelessly in support of our successful opening of the Margaritaville Hollywood Beach Resort. We look forward to a timely closeout of the project and hopefully an opportunity to work together again.”

Christopher Lumley
Project Director
Margaritaville Hollywood Beach Resort

Margaritaville Hollywood Beach Resort opened its doors to locals and tourists alike in October.

Constructed by CoastalTishman for Margaritaville Hollywood Beach Resort, LP, this 349-room 18-story destination resort and entertainment complex gives “Escape to Paradise” a whole new meaning.

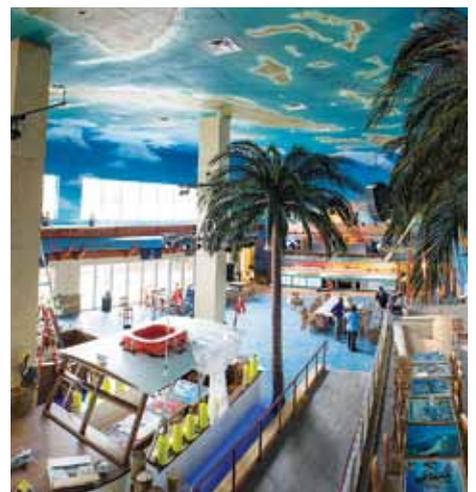
Situated on the famed Hollywood Beach Broadwalk, Margaritaville has eight dining and entertainment venues ranging from casual to upscale, including Jimmy Buffet’s Margaritaville, LandShark Bar & Grill, 5 o’Clock Somewhere Bar & Grill, JWB Prime Steak and Seafood and Floridays Airstream Café.

If your idea of paradise involves adventure, you can body surf, paddle board or surf on the FlowRider® and then relax at the 11,000 square-foot St. Somewhere Spa, or partake in retail therapy at one of the on-site resort shops. Margaritaville also offers activities for the kids at its Parakeets Kid’s Club.

Designed by Adache Group Architects of Fort Lauderdale, the interior design was a collaboration between Rockwell Group of New York, Adache Group and McBride & Company of Miami.



Margaritaville Hollywood Beach Resort



Jimmy Buffet’s Margaritaville Restaurant

ShoreCrest Club: Unmatched Skyline View



ShoreCrest Club

Coastal Construction Company recently completed ShoreCrest Club in Miami for Upper East Side Miami LLC, Adler Development and ECI Group.

Designed by Cohen Freedman Encinosa & Associates of Miami, ShoreCrest Club is a luxury Bayfront rental community offering 475 one and two-bedroom residences with panoramic views of the Miami skyline, ranging in size from 685 to 1,226 square feet.

Comprised of two 20-story towers, the amenities of this unique and contemporary community include 24-hour valet and concierge service, state-of-the-art fitness center, theater, modern business center, full service restaurant, marina and outdoor cooking area.

“Coastal’s hands on attention and focus allowed our development team to deliver a best in class, professionally managed rental housing high-rise, The ShoreCrest Club Apartments.”

Seth R. Greenberg
Chief Executive Officer
ECI Group



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

A SAFE HAVEN FOR NEWBORNS

For the past five years, Coastal has financially supported A Safe Haven for Newborns, a not-for-profit organization, benefitted by the Gloria M. Silverio Foundation.



Created in 2001, A Safe Haven for Newborns started in Miami and today reaches across all 67 Florida Counties. It has partnered with the Florida Fire Chiefs Association, Emergency Medical Services, Hospitals and many other organizations and agencies in the State. The lifeline of the organization was and remains its 24/7 statewide multilingual help line, created to assist young mothers who are considering the “Safe Haven” option or who want to know more about the law, created by the Florida Legislature in 2000. It has grown into assisting pregnant girls/ women, and mothers in crisis. At publication time, 235 newborns had been given a chance for a future. For additional information, see www.asafehavenfornewborns.com.



HELPING ALWAYS FEELS SOOO GOOD!

In March Coastal joined forces with Helping Feels Good.org, and Neighbors4Neighbors to assist the Nicole Donald family in Miami. A former employee with the Miami Police Department, the family matriarch was forced to retire early because of poor health. The first homeowner in her family, her home had long been a source of pride for her, however, following the ravages of several hurricanes and without the resources to maintain the residence, she was soon facing some serious and expensive repairs. Coastal employees, the Donald family, along with the Pat Sessions’ family, Biscayne Roofing, Gomez & Sons Fence and F & L Electric, replaced her roof, repaired the damaged walls and ceilings, painted her residence, fixed the fence, put in new landscaping and even did some much-needed electrical work. It truly does feel good to help! To find a project near you or to make a donation, visit www.helpingfeelsgood.org

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It’s Personal.”**



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