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# FAA approves two of the tallest downtown Miami towers by FECR

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**Brian Bandell**Senior Reporter  
South Florida  
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Florida East Coast Realty's One Bayfront Plaza would soar 1,005 feet in downtown Miami.

**Florida East Coast Realty** secured FAA approval for the height of two towers that would be among the tallest buildings in downtown Miami.

The regulator previously issued preliminary "notice of presumed hazard" letters to the Miami-based developer's One Bayfront Plaza and 1201 Brickell projects. Miami International Airport is to the west of downtown and airliners frequently fly overhead, so the FAA was concerned that the height of the buildings might pose a problem.

After further study and public comment, the FAA determined on Friday that neither the 1,005-foot One Bayfront Plaza nor the 995-foot 1201 Brickell would pose a hazard to air navigation. That ruling is good news for other developers that want to build towers of about 1,000 feet in downtown Miami.

Planned on the west side of Biscayne Boulevard between Southeast 1st and Southeast 2nd Streets, One Bayfront Plaza would be a \$1.4 billion project with 768,000 square feet of office space. That would make it the largest new stand-alone office building downtown. FECR is pitching it to attract a global headquarters with 31,800-square-foot floor plates.

It would also have 643 hotel rooms, 612 residences, 110,000 square feet of convention space, and 97,000 square feet of retail.

FECR plans to build 787 residences at 1201 Brickell along Biscayne Bay.

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“We are working on a trophy piece for the the City of Miami,” FECR VP and Development Coordinator **Dean Warhaft** said. “The site is over 100,000 square feet of waterfront in the most bustling neighborhood in Florida. It will be a global landmark, mixed-use project that will make Miami proud.”

Currently, the tallest building in Miami is the Four Seasons at 789 feet. FECR would surpass that with its Panorama Tower, which is under construction on its way to 822 feet. One Bayfront Plaza would be even taller, although Swire Properties has a 1,049-foot tower planned as a future phase of Brickell City Centre.