

Tibor Hollo's FECR reduces size of downtown Miami skyscraper

Developer now planning fewer hotel rooms and office space, and more apartments

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Renderings of One Bayfront Plaza. Inset: Tibor Hollo

Tibor Hollo's Florida East Coast Realty filed new plans for One Bayfront Plaza, one of two of his buildings that would be the tallest in Florida at 1,049 feet.

One Bayfront Plaza, which would break ground as early as January 2019, is now one building, instead of two, and reduced by about 1 million square feet, FECR vice president and development coordinator Dean Warhaft told the South Florida Business Journal.

With less space comes fewer hotel rooms and office space. The developer is also planning to add more apartments. In all, the super-tall will have 902 apartments, 200 hotel rooms, 532,000 square feet of Class A office space, nearly 104,000 square feet of retail and 1,055 parking spaces.

Plans for the new building, at 100 South Biscayne Boulevard, also call for three pool decks, a green roof connected to the retail, and a pedestrian bridge from the Metromover station at Bayfront Park to the shops. Warhaft told the South Florida Business Journal that the developer is also interested in building a second pedestrian bridge that would connect to the park.

The 92-story, 3.3 million-square-foot tower, designed by Kohn Pedersen Fox Associates, would take up to four years to build, which means it could open as early as the first quarter of 2023.

FECR has Panorama Tower under construction nearby in Brickell. The 85-story, 822-foot building will be the tallest on the Eastern Seaboard south of New York once it's completed.

[SFBJ] – Katherine Kallergis