

# FECR submits new plan for Florida's tallest tower

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Florida East Coast Realty filed newly redesigned plans for One Bayfront Plaza in Miami, which would be the tallest building in Florida.

This is actually the second project planned by Tibor Hollo's FECR that would soar 1,049 feet tall. The company also filed plans for two towers of that height at 1201 Brickell Bay Drive and hired the architectural firm of Pritzker Prize-winning Norman Foster to design it.



Florida East Coast Realty's One Bayfront Plaza in Miami would reach 1,049 feet tall.

FECR is currently building the 83-story Panorama Tower in Brickell, which will be Florida's tallest building when it's completed at 822 feet.

Dean Warhaft, VP and development coordinator for FECR, said it re-submitted its plans for One Bayfront Plaza because it made changes to its previously approved, major-special-use permit. It would build one tower, instead of two, and the total size would be reduced by about 1 million square feet. The developer would build fewer hotel rooms and office space than initially planned, but more apartments.

Designed by Kohn Pedersen Fox Associates, One Bayfront Plaza would total 3.3 million square feet at 100 South Biscayne Blvd. Warhaft said the existing office building there could be demolished as early as January 2019 based on the termination date of the existing leases. FECR would start construction of the tower soon after the demolition, he added.

One Bayfront Plaza would have 902 apartments, 200 hotel rooms, 532,000 square feet of "Class A" office, 103,959 square feet of retail on the first two floors and 1,055 parking spaces. Warhaft said the building would include a data center for office tenants so they would have on-site backup services. The office design would be similar to New York buildings with open floor plans and no columns.

"Our goal is to be able to attract corporations that currently don't come to Miami because the type of buildings they would put their personnel in doesn't exist in our downtown now," Warhaft said.

Miami economic development officials have been attempting to lure major global financial firms down from New York for years with limited success, but this building could make a difference.

The building would rise 92 stories, three pool decks and a green roof connected to the retail.

The plans for One Bayfront Plaza include a pedestrian bridge from the Bayfront Park Metro Mover Station to the second floor of the building's retail. Warhaft said FECR wants to speak with the city about building a second pedestrian bridge connecting the building to Bayfront Park.

Construction of One Bayfront Plaza would take 3.5 to four years, Warhaft said.

After working with the FAA for three years on securing approval to build 1,049 feet tall in Miami, Warhaft said he doubts the FAA will allow any taller buildings in the city for the foreseeable future.