

# THE NEXT MIAMI



With Miami's real estate market now surging in an unprecedented manner, it appears likely that one or more supertall towers will break ground soon.

A supertall is generally defined as reaching a height above 300 meter, or around 969 feet. Around a dozen such towers have been proposed in Miami in recent years.

Any supertall proposed in Miami will generally max out at 1,049 feet above sea level (and a few feet below that from ground level) due to FAA height restrictions in the area, as a result of the nearby runways at MIA.

Here's a look at every recent supertall proposed in Miami in recent years, and their current status.

## **1. Waldorf Astoria Hotel & Residences (100 stories, 1,040 feet)**

This looks likely to become Miami's first ever supertall to break ground, with developer PMG now launching sales for the residential component of the project in a very hot market. Conceptual design for the tower is by architect Carlos Ott, who promises that it will permanently alter the skyline with a design that has never seen before.



## **2. One Brickell City Centre (80 stories, 1,040 feet)**

This project was the first to break the FAA's height barrier and gain approval at 1,049 feet in 2015. Developer Swire Properties has not said when this tower will break ground. However, the developer recently completed the sale of two office towers at Brickell City Centre, with plans to recycle the proceeds into new projects. Sales of remaining units at the two residential towers at Brickell City Centre have also been gaining steam recently, and they are approaching sellout.



**3 & 4. The Towers by Foster + Partners (Twin towers, 81 and 79 stories, 1,044 feet)**

Tibor Hollo of Florida East Coast Realty and former Dodgers owner Frank McCourt are partners on this twin-tower project. It will include up to 660 condo units, and up to 220 hotel rooms. The FAA approved a height of 1,049 feet above sea level in 2016, and the developer recently reapplied for approval again after the first approval expired. Sales have not yet launched.



### 5. Skyrise Miami (1,045 feet)

This Arquitectonica-designed tower is mostly for entertainment purposes. Developer Jeff Berkowitz was recently awarded a patent for the design. Some foundation work has taken place, but there hasn't been much activity lately. The FAA has approved a height of 1,045 feet above ground.



### 6 & 7. MiamiCentral Supertowers (991 feet)

Brightline parent company Florida East Coast Industries filed plat and other documents for two supertall towers at MiamiCentral, one primarily hotel and another primarily office. According to a filing with the FAA, each would rise 991 feet above ground, or 1,000 feet above sea level. The supertower sites are now being marketed for sale by the developer.





## 8. One Bayfront Plaza (92 stories, 1044 feet)

This project has received planning and FAA approval. It is planned to include a mix of residential, hotel, office, and retail. The most recent FAA approval was granted in January 2020, but there doesn't appear to be any permitting activity since then. Tibor Hollo's Florida East Coast Realty is the developer.



Several other projects have been proposed at supertall heights. They include the twin-tower Capital at Brickell project (which appears to have stalled and recently changed ownership), and a 77-story 988-foot tower called World Trade Center of the Americas on Biscayne Boulevard.



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