YIMBY

Naftali Group Granted Building Permits For Near 700-Foot-Tall Towers At Miami Worldcenter



MWC Aerial Night. Credit: Miami Worldcent

BY: OSCAR NUNEZ 8:00 AM ON JANUARY 17, 2023

New York-based developer <u>Naftali Group</u> (Naftali) has been granted several building permits for a twin-towered residential project at <u>Miami Worldcenter</u> with up to 1.3 million square feet of potential space. The <u>Federal Aviation AdministrationCara Real Estate Management</u> and purchased the 44,500-s (FAA) has determined the proposed structures would have no substantial adverse effect on the safe and efficient utilization of the navigable airspor 691 feet above sea level. Naftali formed a joint venture partnership with quare-foot site at ace by aircraft or on the operation of air navigation facilities, allowing them to rise 684 feet, <u>1016 Northeast 2nd Avenue</u> in <u>Downtown Miami's Park West</u> neighborhood last year for nearly \$41 million. Zoning allows for buildings with a maximum floor count of 60 stories.



Coordinates for approved permits at the Miami Worldcenter site. Photo from Google Earth.

The FAA completed the review process for the permit applications on January 13, lasting approximately 5 months for approval. The site encompasses the eastern side of Miami Worldcenter Block A, bound by Northeast 2nd Avenue on the east, Northeast 11th Street on the north, Northeast 10th Street on the south, and Abbhi Capital's 2.2-acre development site on the west – where two more towers are planned. There are no project renderings yet, but we can confirm that the buildings will not reach supertall status and will instead be just under 700 feet high rises.

Overview								
Study (ASN):	2022-ASO-36007	7-OE	Received Date:	09/19/2022	2			
Prior Study:			Entered Date:	09/19/2022	2			
Status:	Determined		Completion Date	e: 01/13/2023	3			
Letters:	Determination 7	1	Expiration Date:	07/13/2024	•			
Supplemental Form	7460-2: Please login to a	dd a Supplemental Form 7460-2.	Map:	View Map				
Sponsor Informati	on		Sponsor's Rep	resentative	Information			
Sponsor: TNG MV	VC LLC		Representative:	Capitol Airsp	ace Group			
Attention Of: Gary Co	ohen		Attention Of:	Benjamin Do	yle			
Address: Naftali			Address:	6350 Walker	Ln			
Address2: 45th Fk	oor		Address2:	Suite 450				
City: New York			City:	Alexandria				
State: NY			State:	VA				
Postal Code: 10019			Postal Code:	22310				
Country: US			Country:	US				
Phone: 305-43	3-0001		Phone:	703-256-248	5			
Fax:			Fax:	000-000-000	0			
Construction Info			Structure Sum	mary				
Notice Of: CON			Structure Type:					
Notice Of: CON Duration: PERI			Structure Type: Structure Name					
Duration: PERM			Structure Name					
Duration: PERM Work Schedule:			Structure Name	: A				
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TNG MWC LLC is the applicant, the same entity listed on property records.

Before the site's sale, Chicago-based real estate developer Akara Partners had planned to build mixed-use towers designed by Perkins + Will and Stantec named Kenect Miami, which would have risen 39 and 79 stories had they been built.



A 39-story tower was part of the previously planned Kenect Miami project. Credit: Perkins + Will.



A structure of 79 stories was envisioned for the western side of Miami Worldcenter Block A. Credit: Perkins + Will.